



727 Randell Road, HINDMARSH ISLAND, SA 5214

~ The Cheese Factory ~

A taste of Provence where the river meets the sea

Steeped in history, this Circa 1900 built original stone cottage was once a working Cheese Factory but after a labour of love, many years of blood, sweat and tears (not to mention the cost) it is now a stunningly renovated and restored masterpiece still maintaining the original charm and quaintness but providing today's modern conveniences while oozing style and sophistication.

Meticulous attention to detail throughout the renovation process coupled with a blend of stylish industrial features, limewashed timber floors, internal stone walls and whitewashed timber ceilings and walls all combine to make this showstopper something that truly belongs on Grand Designs.

Spectacular split-level open kitchen / dine / family area with cathedral ceilings and the original cheese churner attached to the wall, a striking feature and a tip of the hat to the cottage's history.

Recently upgraded kitchen is beautifully appointed, suitably country-style yet still very

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TYPE: For Sale

INTERNET ID: 26P1477

SALE DETAILS

\$2,500,000

CONTACT DETAILS

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modern and stylish with stone and timber benches, dishwasher, Belling oven & gas cooktop and rangehood, built in country-style buffet and the original sliding door another touch of history past. Undercroft cellar provides additional pantry space or use it as intended, a brilliant cellar.

Downstairs offers 2 bedrooms (one with BIRobes, the other very spacious and direct external access). The rear addition has also been superbly finished, providing a delightful entrance foyer / sitting room where you can sit, relax and enjoy the countryside vista. A stunning modern bathroom and separate laundry are also incorporated into this area.

Step on upstairs to the stunning primary suite, a private haven to relax and refresh, it includes a beautiful ensuite bathroom and WIRobe.

The rear stone terrace patio area provides the perfect place to entertain in style under the new Tuscan-style pergola, enjoy long lazy lunches with the lush green lawns and old gum trees as your backdrop.

A detached studio with decking, also taking in the majestic outlook, this would be ideal as a guests sleep-out, art studio, teen retreat or fun family rumpus room.

Electric timber gate leads you through to the large double garage with roller door along with off-street guest parking and a 4-bay garage for storage hidden out of view of the residence.

Situated on 14 acres of picturesque land with gentle undulations, sections of wooded areas, some providing perfect little nooks for campfires, a small olive grove, a gazebo and dam.

Rainwater and mains power services the property while an indirect mains water meter is also connected providing slow-release mains water to 2 tanks if required. A river water licence will also transfer with the property, however this has not been in use for many years.

Too many new features and restorations to mention, but a few standouts are the newly installed front verandah, entire repointing of the stonework, full internal and external repaint, new windows, electrics (including switchboard upgrade), new 11kW - 25-panel solar system & new gas combustion heater in the lounge room.

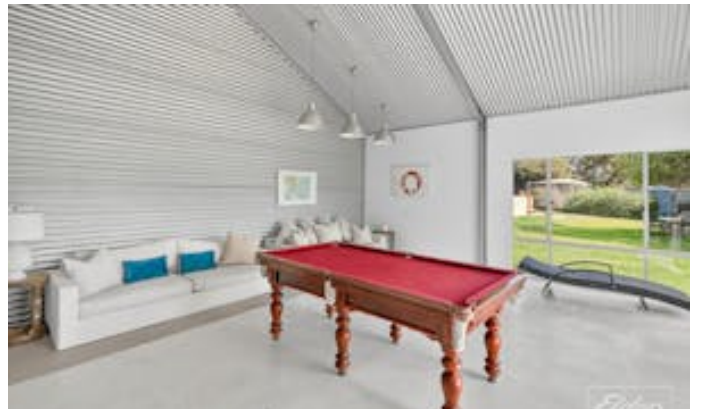
Located just over 7kms from Hindmarsh Island Bridge, an easy drive into Goolwa's township where you can enjoy great dining and entertainment options as well as being just 1.5kms from the river to the North and just 6kms to Mundoo Channel boat ramp where you can launch your boat and enjoy everything the stunning Coorong National Park has to offer.

One of the most unique homes to hit SA's market this year, truly one-of-a-kind, this could be your ultimate weekend retreat or the ideal place to call home.

- Land Area 14 acres
- Bedrooms: 3
- Bathrooms: 2
- Double garage







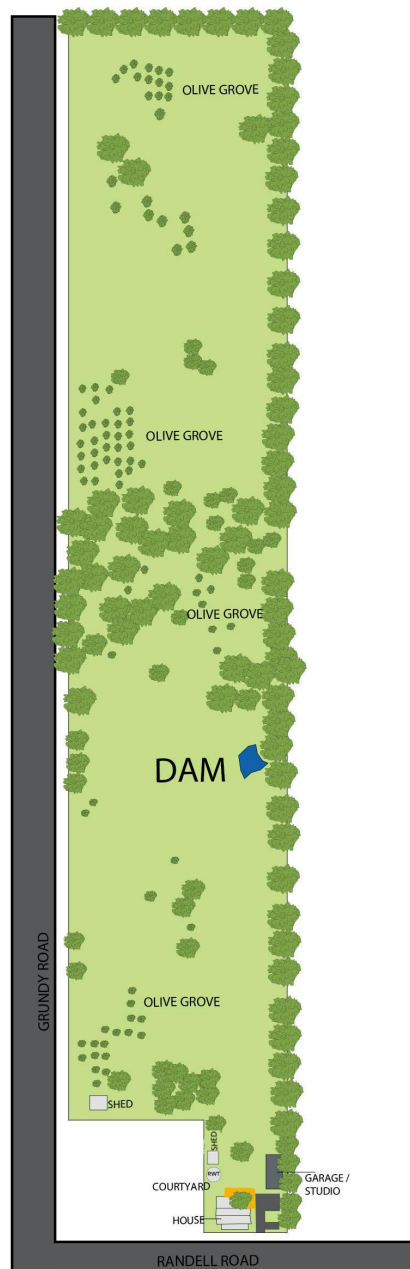




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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.





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