



## 12 Lipizzaner Drive, HINDMARSH VALLEY, SA 5211

### Country Retreat

With exceptional countryside & Bluff views & very close to town.

Situated in the Morgan Park estate with elevated views over the trotting park, sits this impressive double brick & spacious family home set atop a generous 1.02ha lifestyle allotment.

A spectacular lifestyle is on offer here.

- Inspections invited by private appointment â## please call or email to arrange.

Sited to capture the stunning rural vista from inside & outside & offering practical shedding for your workshop with UMR parking for your family vehicle & plenty of space for your Caravan, RV & boat. Surrounded by nature & an abundance of tall trees to attract the natural birdlife.

Traverse the driveway, winding through the forest-like treed setting up to your secluded hideaway at the very top.

**TYPE:** For Sale

**INTERNET ID:** 300P170879

#### SALE DETAILS

**\$ 1,000,000 - \$ 1,100,000**

#### CONTACT DETAILS

**Elders Victor Harbor**  
11-13 Victoria Street  
VICTOR HARBOR, SA  
08 8555 9000  
RLA: 62833

**Joanne Dean**  
0407 524 401

A substantial "Country Homestead" awaits.

Double brick construction, with tall ceilings & spacious rooms with plenty of accommodations in the 4 large bedrooms & huge open living & dining spaces. All positioned to take in the glorious countryside views through the generous glazing fronting the home.

Classic, practical features include crazy paved stone slate flooring, internal brick walls with contrasting features & the extensive use of timber throughout.

A wide front verandah cover provides shade to the home in the afternoons â## a perfect space to sit & take in the views on a balmy day. Accessed from the living space via sliding patio doors.

Your living areas are extensive. Easily zoned into sitting & tv watching spaces, with a large area for dining alcove. A great space for your pool table too & the bar facilities make this entire room a fabulous indoor entertaining area. Multiple R/C air conditioning units work with the double brick walls to maintain even temperatures all year round.

Kitchen is tucked in behind the central brick wall. A functional space with timber cabinets, double fridge/freezer alcove, practical wall oven. A huge walk-in Pantry is a fabulous space for all manner of storage.

3 of the 4 bedrooms are situated at the far end of the living area, along with the ensuite & family bathrooms, while the 4th bedroom is at the opposing end, set at the front to enjoy the views. Your master faces the rear of the property, enjoy a shady aspect with outlook to the patio & shade house. A large room, with a private ensuite bathroom & built-in storage. Bedrooms 2 & 3 are adjoining, with built-in to the middle room. Stunning timber flooring graces all these 3 bedrooms. A family bathroom is located conveniently near these 2 bedrooms. Both bathrooms are neutral toned.

Set at the opposite end, bedroom 4 is currently being utilised as home office & sewing room. Large dual aspect windows draw in loads of natural light & allow you to dink in the views from multiple accesses. Your UMR garage is adjoining, with integral access into the dining alcove.

A 25 x 40 shed provides the perfect workshop for the handy person & there is ample room on the land to add more if desired. Timber pergola with shade cover is located on the back of the home. Approx. 75,000 litres rainwater storage is plumbed to the whole home with mains facility available too. Terraced gardens front the property, inset with lawns & flowering natives bordering. Level parking spaces adjoin the home for visitor parking too.

A great country lifestyle awaits you.

**Disclaimer:** We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833

Other features: 3 Phase Power, Area Views, Close to Shops, Window Treatments

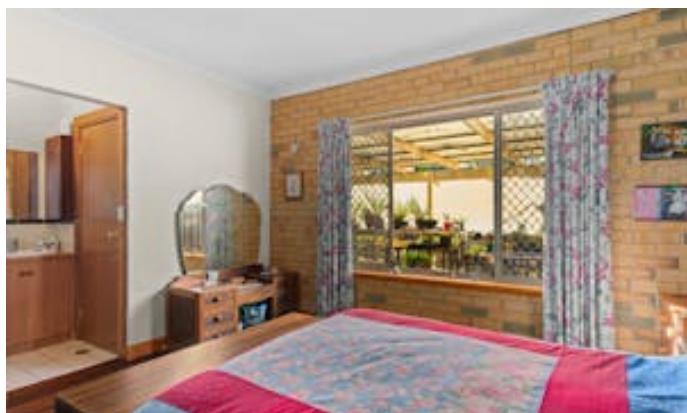
- Land Area 1.02 hectares
- Building Area: 229.00 square metres

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double garage
- Ensuite











This drawing is for display purpose only.  
 All measurements are approximate and informa  
 intended to be relied upon should be independently  
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