



16 Lipizzaner Drive, HINDMARSH VALLEY, SA 5211

Lifestyle Living at its Very Best.

Are you looking for a truly peaceful country lifestyle with the convenience of town facilities located just a few minutes' drive away?

A place to enjoy spectacular countryside views, looking out over the Trotting track to the hills beyond from your very own country homestead?

Wanting somewhere for the kids to run free safely or have dreamed of space to keep a horse or two or a couple of alpacas?

- Then this property is just what you have been waiting for.

Situated on the outskirts of Victor Harbor in the popular Morgan Park Estate, 16 Lipizzaner Drive offers you the perfect retreat from the hustle of daily life, with plenty of space to enjoy nature on your own 6247sqm allotment (approx. 1.54 acres.) Embrace the country lifestyle available, with the practicalities of town facilities within just a few minutes' drive.

TYPE: For Sale

INTERNET ID: 300P183545

SALE DETAILS

**\$1,190,000 to
\$1,225,000**

CONTACT DETAILS

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

Joanne Dean
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Built in the late 1990's this contemporary home is a substantial product. A steel-frame "Weeks Homes" construction enjoys large rooms, wide hallways & tall ceilings throughout. Offering multiple living spaces, 4 big bedrooms & a classic country Kitchen + a huge outdoor entertaining area. All perfectly designed for your family living with ample room to host your visitors.

You will appreciate the benefits of solar panels, 3x 22,000Litre capacity rainwater storage plumbed through the home & monitored security alarm. Keep comfortable all year round with a cosy wood burning combustion heater, split system R/C air conditioning & ducted evaporative cooling. Outdoors caters for all your shedding needs & is set up perfectly to home a horse in the stables built in the huge barn + paddocks it can roam in.

- Available for inspection by appointment if there are no open inspections scheduled.

The home is set midway on the allotment & the elevated position allows you to enjoy the stunning views to the hills & beyond over the trotting track. Surrounded by native gardens both front & rear, with a glorious Golden Elm providing shade to the front of the home during the summer months. A wide verandah graces the front elevation & shelters your entrance into the home via a formal entry way.

Step inside to a contemporary, spacious family home.

Your Master bedroom suite - accessed off the entrance hall & positioned at the front to enjoy the views via the large triple-bay window. A generously proportioned room with private ensuite bathroom & WIR. Ensuite has neutral décor with soft contrasting feature tiles in terracotta tones. Large shower alcove.

Formal lounge room & formal dining room are also set at the front of the home, to the opposite side of the hall. 2 more large rooms, both are trimmed with decorative archways & again take in the stunning vista. The lounge room is also enhanced by another triple glazed bay alcove.

Your kitchen, family & casual dining - situated at the rear of the home. A huge open space, with tiled flooring & a wall of "timber framed" glazing & sliding doors that access the extensive rear entertaining patio. This area is home to the wood burning combustion heater & R/C Air conditioner. A light filled space with outlook to the rear garden & patio.

The large Kitchen offers extensive cabinetry both overhead & under bench with a high raised breakfast bar to zone this space. Loads of workbench, convenient wall oven & electric cooktop with dishwasher. Plenty of natural light streaming in via the glazing with views to the rear garden via the entertaining area.

A central corridor leads to the "guest accommodation" at the far end of the hall. 3 further generous bedrooms. 2 have built-in storage & there are 2 banks of linen storage - 1 in the hallway & a 2nd in the laundry, which is located in this wing along with the family bathroom.

Double garaging UMR accesses the home via an internal door into the family room.

Undercover patio verandah spans most of the rear of the home. Sectioned with zip awnings to create cosy winter outdoor living or open them up for beautiful summer breezes. A secure home yard is the perfect safe space for young children or pets.

Shedding & grounds are extensive. A front paddock & a rear paddock are perfect locations to home a couple of sheep or alpacas, plus your horse. Bird aviary & huge high clearance American barn style shedding is perfect for workshop, vehicle & caravan or horse float storage, with segregated stable areas & storage bays inside the barn that measures some 14x14.5m approx.

The grounds are easy to care for. A few native gums are dotted around. Native bushes & veggie gardens for the green fingered ones (watered by the aerobic system) & loads of scope to create your own paradise.

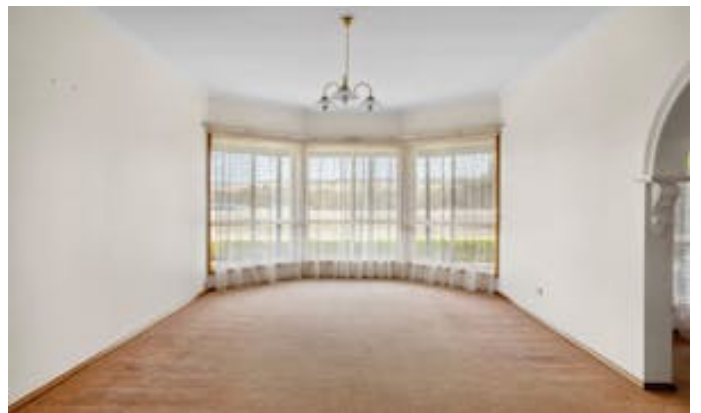
- Peace, serenity, space, comfort & convenience - the order of the day, all day & everyday!

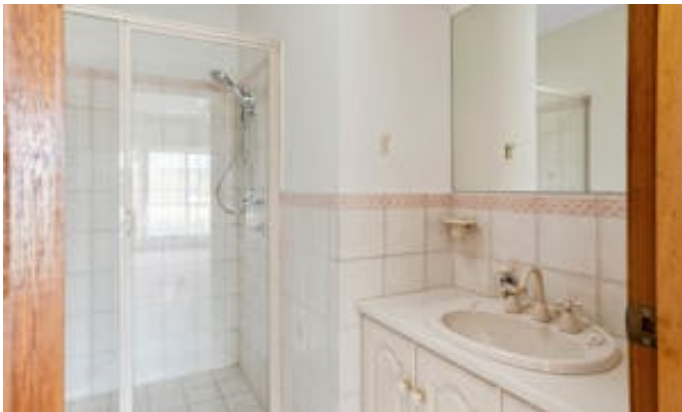
Please note that furniture is for illustration purposes only.

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, Carpeted, Close to Schools, High Clearance, Roller Door Access

- Land Area 6,247.00 square metres
- Building Area: 240.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 6
- 6 car garage









STABLE
14.5 x 14.0m

(NOT IN POSITION)

