



17 Church Hill Road, Echunga




A Hills Home for All Seasons of Life

Welcome to Echunga, where the pace is gentler, the air a little crisper and the sense of home a little deeper. At 17 Church Hill Road, life doesn't just happen-it unfolds.

This beautifully updated three or four bedroom, two bathroom home is set on an expansive 874sqm of land and offers a lifestyle that works for every stage of life. For families, there's room to spread out-inside and out. For downsizers, there's space without the upkeep and a home that feels instantly easy to love.

Step inside and you'll immediately notice the vaulted ceilings with exposed beams-adding light, character and a sense of airiness to the heart of the home. From the timber kitchen with Spanish tile splashback, modern freestanding cooktop and oven, to the garden views that flood the main living areas with natural light, every detail has been thoughtfully considered.

Three bedrooms include built-in robes, while the fourth makes a lovely study or grandkids' room. A cleverly designed second bathroom/laundry with outdoor access is perfect for muddy boots and weekend gardening.

3  2  2 

FOR SALE

Sold by Nick Ploubidis LJH
Kensington|Unley

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The backyard is a real treat - flat lawn, veggie space if you want it and a substantial workshop for those who like to tinker, create or simply store (no vehicular access to the shed). There's even 45,000L of rainwater storage to keep things green. Off street parking for two cars, accessed from the front of the home.

Add updated flooring throughout and modern comforts like split system air conditioning and you've got a home that feels fresh, yet grounded.

Stroll to the local café or post office, or enjoy a short drive to Hahndorf and Mount Barker-it's all close, but not too close. This is a lifestyle of balance, where weekends are for bushwalks and BBQ's, not hustle and bustle.

Whether you're entering a new chapter or looking for a quieter rhythm, 17 Church Hill Road is ready for you.

Experience the difference. Partner with us today.

\$700,000 - \$750,000

CT: Volume 6224 Folio 918
Council: Mount Barker District
Council Rates: \$3,881.44 per annum (approx.)
Land Size: 874 square metres (approx.)
Year Built: 1978 (approx.)
To make an offer, copy and paste the Offer Form link into your browser:
<https://prop.ps//pkRNaPWdBTg1>

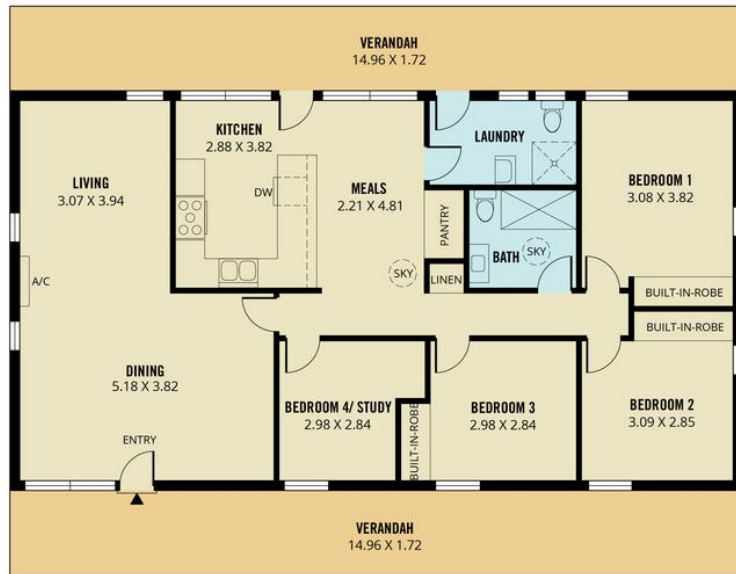
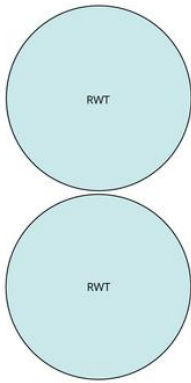
MORE DETAILS

Property ID	61C3FDJ
Property Type	House
House Size	122 m2
Land Area	874 m2
Including	Study Air Conditioning Outdoor Entertaining Floorboards Workshop Water Tank

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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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