



108 Longwood Road, Heathfield

A Rare Adelaide Hills Opportunity

Contact Agent for an Open Inspection

Positioned on over 2 acres of peaceful Adelaide Hills beauty, this one of a kind lifestyle property delivers the perfect blend of serenity, space and everyday convenience. Built in 1981 and surrounded by mature trees and natural beauty, the home offers a rare opportunity to embrace peaceful hills living with endless space, privacy and future potential, all just a short drive from the vibrant township of Stirling.

Filled with an abundance of natural light, the home centres around a spacious open plan living and meals area that captures calming views across the established gardens. A combustion heater creates a warm and inviting atmosphere through winter, while glass doors open seamlessly to the outdoor entertaining area, allowing you to fully embrace the surrounding landscape year round.

Accommodation is provided by four generously sized bedrooms, including a main suite with double doors opening directly onto a tranquil lawn area, creating a peaceful retreat within the home. The kitchen is perfectly positioned to enjoy breathtaking 180 degree views across the rolling hills and valley, making it a standout feature for both

4 2 6

FOR SALE

\$1,490,000 - \$1,550,000

VIEW

Sat 24th Oct @ 2:10PM - 2:40PM

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



everyday living and entertaining.

Adding further versatility is a games room complete with a built-in bar, and gable ceiling ideal for entertaining family and friends. Outdoors, the expansive grounds provide the ultimate hobby farm lifestyle with abundant space for animals, gardens or future improvements, while native wildlife including kangaroos, koalas and an array of birdlife regularly visit the property.

A fantastic addition to the property is the brand new 9m x 14m garage with impressive 3.6m roller door clearance, perfect for trades, caravans, boats or additional storage. With council approval already in place to operate a business from the property, it also presents an exceptional opportunity for those looking to run a home business while enjoying the space and lifestyle of the Adelaide Hills.

What you'll love;

- Sprawling over 2 acres
- 4 good size bedrooms
- Multiple living areas
- Sweeping hills and valley views throughout
- Opportunity to extend and renovate
- 9x14 metre shed with concrete floor
- Tranquil living with convenience nearby

With ample room to further extend or add value over time, this is a truly unique opportunity to secure hills freedom with suburban ease in one of the Adelaide Hills' most desirable locations.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

- * All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015

MORE DETAILS

Property ID	WSXFDG
Property Type	House
Land Area	2.07 acre
Including	Air Conditioning
	Toilets (2)
	Dishwasher
	Built-in-Robes

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