



**Sold**



3 Sydney Road, Nairne

3 1 1

## Inviting Adelaide Hills Haven - Eco-friendly Charm Meets Modern Style

**FOR SALE**

Sold by LJ Hooker Kensington | Unley

**AGENTS**

Nick Ploubidis

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**AGENCY**

LJ Hooker Kensington | Unley

(08) 8431 6088

Discover the perfect blend of heritage and sustainability in this beautifully updated Adelaide Hills retreat. Originally built in 1938 as a farmhouse, the home has been thoughtfully extended and reimagined over time, creating a warm, stylish sanctuary set on a generous 2,566sqm allotment. Surrounded by native, drought-resistant gardens and adjacent to rolling grazing farmland, this north-facing property offers serenity, charm and a true connection to nature.

Step inside to light-filled living spaces where garden views greet you from every room. The kitchen and bathroom, fully renewed in early 2025, bring fresh style and modern convenience. The kitchen is a sleek and practical centerpiece featuring steel benchtops, an induction cooktop and a European oven. It flows seamlessly into the dining and living areas, where double-glazed windows invite the outdoors in, creating a welcoming hub for both family moments and quiet evenings by the fire.

Three comfortable bedrooms provide restful retreats, two with ceiling fans and abundant natural light. The bathroom blends style with

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**LJ Hooker**

everyday ease, offering a rainfall shower, double vanity and a fresh, modern design. For summer evenings, an outdoor shower brings a refreshing touch of resort-style living.

Flexibility is woven into the home's design, with a loft studio ideal for creativity or remote work and a separate studio offering extra space for hobbies, guests or play. A slow-combustion fireplace ensures cosy winters, while split-system air conditioning keeps summers cool and comfortable.

Sustainability sits at the heart of the property, with a 5kW solar system, 75,000L of rainwater storage with mains backup and double glazing for year-round efficiency. Outside, a single carport plus open-air parking ensures everyday convenience.

Set in the heart of Nairne, you're a short stroll to Chapmans shopping complex, where Foodland, Tin Shed Distilling Co., Anytime Fitness, and local retailers await. Mount Barker is just 10 minutes away and the Adelaide CBD only 25 minutes, blending Hills living with modern convenience.

More to love:

- Originally built in 1938 as a farmhouse, renovated and extended over time
- Kitchen and bathroom completed in early 2025
- 2,566sqm allotment with drought-resistant native gardens
- NBN FTT connection
- Adjacent to lush farm grazing land with serene views
- Located opposite Nairne Golf Club
- Kitchen with steel benchtops, induction cooktop and European oven
- 3 light-filled bedrooms with ceiling fans
- Modern bathroom with rainfall shower and double vanity
- Outdoor shower for summer relaxation
- Open living and dining with double-glazed windows
- Loft studio for work, hobbies or retreat
- Separate studio for flexible living
- Slow-combustion fireplace and split-system air conditioning
- 4kW solar system
- Mains water connected but Septic waste used.
- 75,000L rainwater storage with mains backup
- Single carport plus multiple open-air parking spaces
- Short stroll to Chapmans shopping complex
- 10 minutes to Mount Barker, 25 minutes to Adelaide CBD

Best Offers By: Tuesday 30th September at 12.00pm (USP)

CT: Volume 5579 Folio 335

Council: Mount Barker District

Council Rates: \$3,248.31 per annum (approx.)

Water Rates: \$82.30 per quarter (approx.)

Land Size: 2566 square metres (approx.)

Year Built: 1938 (approx.)

To make an offer, copy and paste the Offer Form link into your browser:

<https://prop.ps/l/j6nOeieclKCy>

## MORE DETAILS

Property ID 61FJFDJ  
Property Type House  
House Size 217 m<sup>2</sup>  
Land Area 2566 m<sup>2</sup>

**Nick Ploubidis 0423 840 514**

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