

AURINNA - 5.39HA - 13.32 ACRES



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8

192 Shillabeer Road, Oakbank

Sold

Architecturally inspired and intelligently planned by well known and respected Architect Kenneth Milne. We respectfully acknowledge therefore the written overview of his fresh approach to the rural architectural tradition – quote!

“An entirely fresh approach to rural architecture, this predominately glass structure seemingly ‘floats’ above its elevated site making the most of magnificent views through to the Onkaparinga Valley.

Historic references are not ignored as the building is ‘warmed’ by the introduction of stone and timber and the familiarity of pitched gable end roofs.

Light and airy with hard edged steel detailing, this building redefines the popular vernacular but, has the balancing warmth of myrtle, copper and jarrah linings reinforced by the softness and texture of the local sandstone”.

The 21st Century farmhouse has been carefully sited and correctly positioned with north facing predominance under the guidance of a well known and respected Feng Shui practitioner.

The large expanses of industrial style, floor to ceiling windows take advantage of the

Property ID:	L604952
Property Type:	House
Building / Floor Area:	372
Garages:	6
Carports:	2
Land Area:	13.32 acres

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spectacular views across surrounding valleys from their hilltop location. The towering circular Carey Gully sandstone fireplace is the centre piece of the seamless transition from the kitchen/entertaining area (the bars central location) through to the dining and living areas.

Indeed, the open plan kitchen, living and dining areas, bar and fireplace are orientated towards the western views. On the eastern side of the house the master bedroom is positioned to take advantage of the early morning sun and enjoys the immediate landscaped tree lined vista.

There are three bedrooms that are quite spacious, particularly the master bedroom. Two of the bedrooms have built in robes which are well positioned with the main bathroom, offering bath, shower alcove, toilet and wide functional vanity. There is also a separate powder room directly opposite. The master bedroom has an en-suite plus a separate powder room. The en-suite is quite special with glass walling and part atrium glass ceiling, enabling one to take in the views whilst having a shower, also very functional with dual glass tap vanity, linked through the generous double-sided walk-through master robe.

The hallway entrance offers a 'hidden' cloak room, the purpose-built wine store, next to the bar, the store and functional laundry with its own outside entrance, all provide functional spacious 'easy flow' living.

Outdoor living spaces are plentiful, with generous terraces to both the northern and western aspects. The split-level western terrace is protected from excessive afternoon sun by a steel pergola covered with translucent heat rated sheeting. To the north, a smaller terrace provides a sheltered spot on days when southerly winds prevail.

The true ambience is achieved using natural materials such as timber and stone, while exposed timber trusses and corrugated iron ceilings evoke a specifically Australian aesthetic.

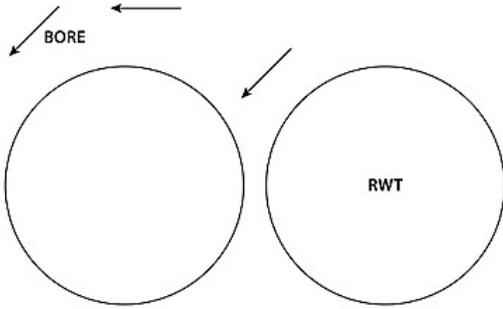
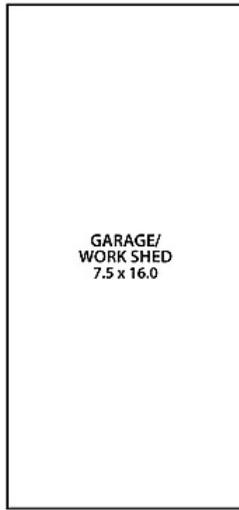
From the moment you enter the architecturally (Kenneth Milne design) electronically operated and engineered stainless steel gates, framed with Carey Gully stone walling. Drive up along the tree lined meandering driveway, you will immediately be embraced by the highly developed mature landscaped grounds and feel a true sense of belonging. A harmonious co-existence perhaps never previously experienced.

Exceptionally well located to all public and private schooling and in the heartland of the Adelaide Hills Wine Region.

Indeed, a new level of tranquillity with 21st Century rural architecture, just a relatively short trip to the CBD of Adelaide and the International Airport.



AREA	
LIVING:	277.7 m ²
ENTERTAINING AREA:	32.5 m ²
DECK:	44.5 m ²
CARPORT:	94.9 m ²
PATIO:	17.7 m ²
GARAGE/WORK SHED:	120.0 m ²
TOTAL:	587.3 m²



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