



## FOR SALE

### PERFECT COUNTRY HOME

BE IMPRESSED AND TAKE A LOOK AT THIS OUTSTANDING COUNTRY HOME. NESTLED AT THE END OF THE ROAD, NICE AND PRIVATE AND SITS ON APPROXIMATELY 3.5 ACRES OF LAND WHICH HAS BEEN BEAUTIFULLY LANDSCAPED WITH AUSTRALIAN NATIVES. LOCATED JUST ON MT GAMBIER'S CITY LIMITS, WITH EASY ACCESS TO SCHOOLS AND SPORTING FACILITIES.

THE HOME WOULD BE IDEAL FOR THE GROWING FAMILY AND THE HOME HAS BEEN BUILT WITH SPACE IN MIND. TOTAL AREA OF HOUSE UNDER MAIN ROOF MEASURING OVER 517 SQ/M.

HOME INCLUDES OPEN KITCHEN MEALS FAMILY AREA, FORMAL LOUNGE, SEPARATE DINING, 2 BEDROOMS INCLUDE ENSUITE AND WALK IN ROBES 3RD WITH WIR AND 4TH WITH BIR, A LARGE 3RD BATHROOM INCLUDES DEEP SPA BATH TO SOAK YOUR WORRIES AWAY.

EXTRAS INCLUDE SLOW COMBUSTION HEATING, SPLIT SYSTEM AIR CONDITIONING, HUGE KITCHEN WITH WALK IN PANTRY, 9FT CEILINGS, COMFORT GLASS, BORE WATER FOR THE YARD AND 4 X 22,500 LITRE WATER TANKS FOR THE HOUSE, FULLY INSULATED WALLS AND CEILINGS, OFFICE WITH BUILT IN FURNITURE, HEAPS OF LINEN AND STORAGE AREAS, TILED THROUGHOUT FOR EASY MAINTENANCE, 2 BAY GARAGE AND WORKSHOP UNDER THE MAIN ROOF PLUS HIGH CLEARANCE CARPORT IDEAL FOR CARAVAN OR BOAT, PLUS 4 BAY GARAGE WITH 2 DOOR OPENING AND LARGE WORKSHOP AND STORAGE AREA, PLUS 28 PANEL 6KW SOLAR SYSTEM, LARGE COVERED OUTDOOR ENTERTAINING AREA. EASY CARE GARDEN WITH SEMI AUTOMATIC WATER SYSTEM. ONLY A INSPECTION WILL YOU APPRECIATE WHAT THIS HOME HAS TO OFFER.

4 BED | 3 BATH | 6 CAR

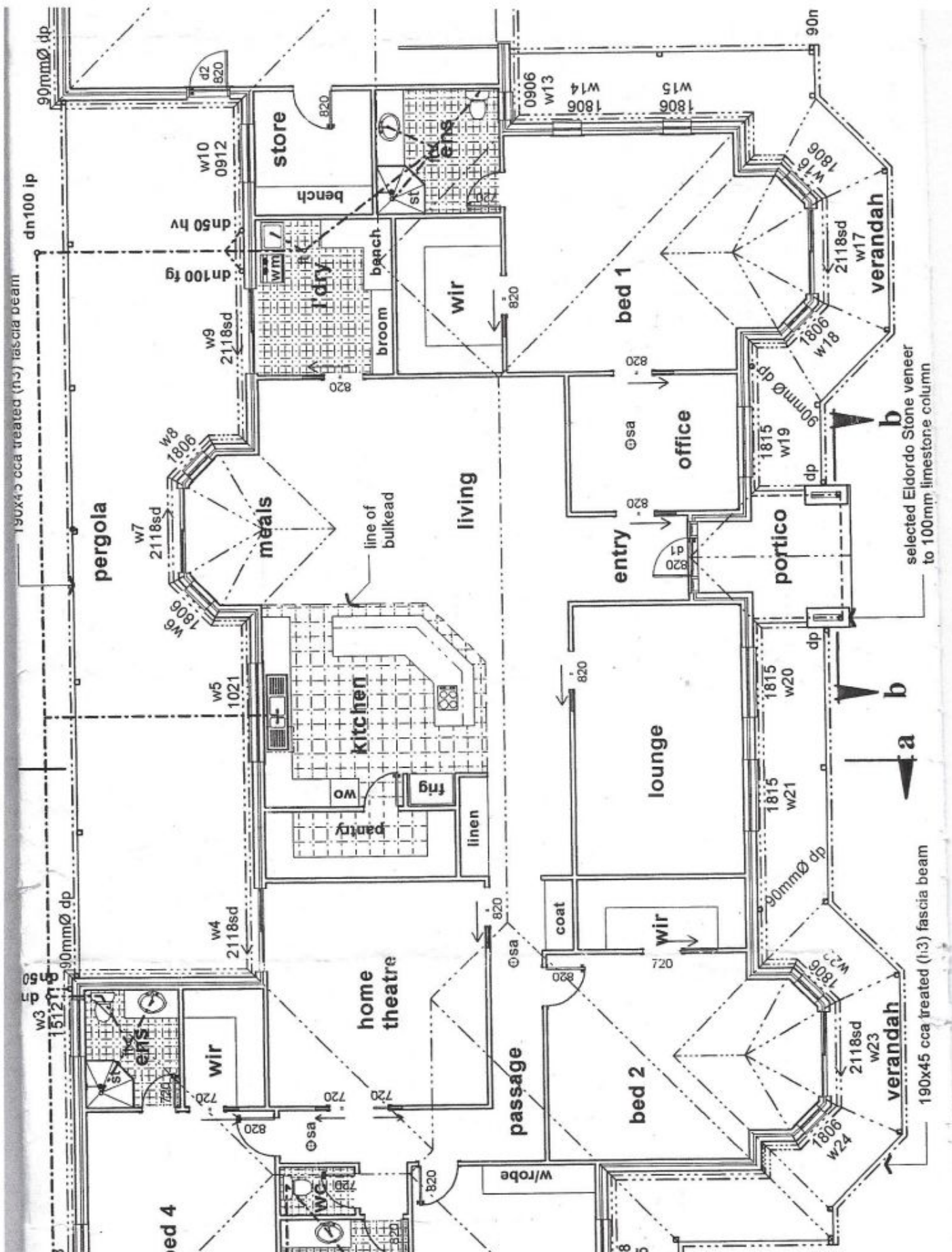
PRICE:  
\$599,000

OPEN FOR INSPECTION:  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

