

**SOLD**

## DREAM LIFESTYLE PROPERTY

YOU CAN ONLY IMAGINE THE DREAM LIFESTYLE THIS PROPERTY, WILL GIVE THE NEW OWNERS.

POSITIONED BEAUTIFULLY ON A UNDULATING 5 ACRES OF LAND ONLY A FEW HUNDRED METRES FROM MOUNT GAMBIERS BASKETBALL STADIUM AND CITY LIMITS. YOU WILL ENJOY THE BEST OF COUNTRY AND CITY LIVING AS MOUNT GAMBIERS MAJOR SCHOOLS AND MAIN STREET ARE JUST AROUND THE CORNER.

THIS STUNNING SOLID CONSTRUCTED CHARACTER HOME CONSISTS OF 4 BEDROOMS AND OFFICE, THE MAIN HAVING HIS AND HERS WALK IN ROBES, AND NEW FLOOR TO CEILING TILED EN SUITE PERFECT FOR MUM AND DAD OF THE FAMILY. OPEN KITCHEN MEALS FAMILY AREA, WITH LARGE CLASSIC JARRAH KITCHEN, WITH BREAKFAST BAR AND NEW APPLIANCES.

LARGE GAMES ROOM WITH SOLID TIMBER FLOORS AND STACKER DOORS THAT FULLY OPEN UP TO A SEMI ENCLOSED ALFRESCO AREA WITH CAFE BLINDS, HEATERS AND PIZZA OVEN.

THEN STEP ON TO MABU DECKING THAT OVER LOOKS THE TENNIS COURT PERFECT FOR KIDS TO PLAY ON ALL YEAR ROUND.

THIS IS THE ABSOLUTE BEST IN ENTERTAINING FAMILY AND FRIENDS.

DOUBLE GARAGE UNDER THE MAIN ROOF WITH INSIDE ACCESS, IDEAL FOR THOSE RAINING DAYS.

THE HOME HAS DUCT-ED GAS HEATING, 2 SPLIT SYSTEM AIR-CONDITIONERS AND CEILING FANS TO KEEP THE HOME THE RIGHT TEMPERATURE ALL YEAR ROUND.

BEAUTIFUL GARDENS AND LAWNS ESTABLISHED TREES PLUS EXTRAS THAT INCLUDE, 12 M X 8 M SOLID GARAGE AND WORKSHOP, WOOD SHED HAY SHED GARDEN SHED 45,000 LITRE RAINWATER THAT FEEDS THE HOUSE, BORE WATER THAT KEEPS THE PROPERTY GREEN ALL YEAR ROUND PLUS TOWN WATER.

INSPECTION WILL CERTAINLY IMPRESS

**4 BED | 2 BATH | 4 CAR**

**PRICE:**  
\$610,000

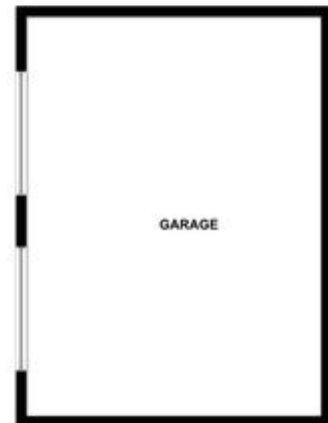
**OPEN FOR INSPECTION:**  
N/A



**Peter Dempsey**  
**0418854393**  
peterdempsey@atrealty.com.au  
[peterdempseyatrealty.com](http://peterdempseyatrealty.com)  
RLA: 269823



This drawing is for illustration purpose only. All measurements are approximate only and information intended to be relied upon should be independently verified.



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.