

**SOLD**

## 'COUNTRY LIVING ON 3.23 HECTARES'

SITUATED SOUTH OF MOUNT GAMBIER THIS SOLID BRICK AND COLOURBOND HOME CONSISTS OF 3 GOOD SIZE BEDROOMS - MAIN WITH ENSUITE AND WALK-IN ROBE. THE FEATURE TIMBER KITCHEN INCLUDES PANTRY CUPBOARD AND DISHWASHER. TWO LIVING AREAS WITH LOUNGE AND HUGE FAMILY ROOM. SLOW COMBUSTION WOOD HEATER WITH A HEAT SHIFTER PLUS A REVERSE CYCLE AIR CONDITIONER COVERING ALL SEASONS.

ALSO THERE IS A 9m X 6m GARAGE, 7m X 14m WORKSHOP, GRANNY FLAT, PRIVATE ENTERTAINMENT AREA

PLUS A LOT MORE SURPRISES. THIS PROPERTY IS SET ON 3.23 HECTARES OF LAND. IF YOU REQUIRE AFFORDABLE PRIVACY AND COMFORT FOR YOU AND YOUR FAMILY, THEN THIS WOULD HAVE TO BE AT THE TOP OF YOUR LIST. FOR FURTHER DETAILS CONTACT ALLEN SMITH 0419 869 854

**3 BED | 2 BATH | 2 CAR**

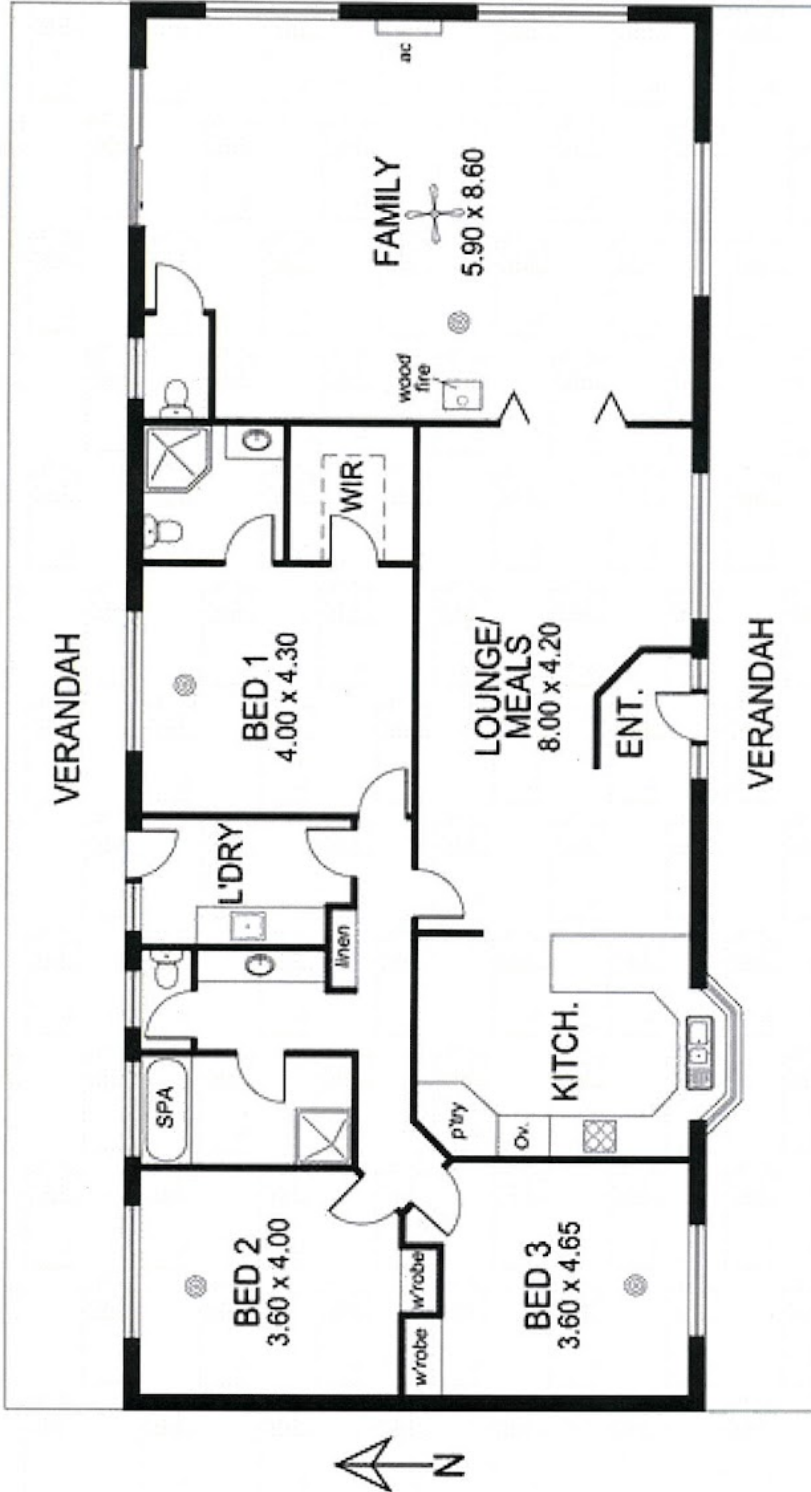
**PRICE:**  
\$425,000

**OPEN FOR INSPECTION:**  
N/A



**Allen Smith**  
**0419869854**  
allen.smith@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)  
RLA: 269823

# Floor Plan



This drawing is for illustration purposes 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.

The materials are provided as an information source only. © The State of South Australia January/2019. This information is based on data supplied by the South Australian Government and is published by permission. The South Australian Government does not accept any responsibility for the accuracy, completeness or suitability for any purpose of the published information or the underlying data.