



FOR SALE

THE BEST OF COUNTRY AND CITY LIVING

The perfect property to enjoy the best of Country Living in the City Limits of Mount Gambier. A short Drive to all of Mount Gambier's Necessities.

The Good life comes to mind when you see what this Lifestyle allotment measuring 1.25 Hectares or approximately just over 3 Acres has to offer.

Perfect for the horse, Motorbike or just enjoy the serenity.

Established over several years, the extras this property has could be too many to Mention, a rare find in the current Real-Estate Market.

The home is solid Mount Gambier Stone and Brick Construction, there are 4 Bedrooms, 3 with Built in Robes, a formal lounge with Bay window a great place to get away and relax.

Open Kitchen Meals Family area is the Heartbeat of the Home, and a Solid Timber Kitchen has Dishwasher, Step in Pantry, and plenty of Bench Space. Adjoining the Family area is a huge Patio/ Alfresco area combining the two you have a great space for Family and Friends Gatherings.

The Home has slow combustion Heating for the winter Months and the Convenience of Split System Air-Conditioning to keep the home the right Temperature all year Round.

Large Bathroom with Spa Bath Separate Toilet and Laundry Area.

Inside access from the garage to the house plus Carport for the 2nd Family Car.

Every mans Dream, with great shedding including Approximately 11m x 8 m Colourbond Implement Shed with high Clearance sliding Doors, plus a 10m x 10m Solid Stone Construction workshop and shed with 2 x 12FT High Roller Doors, adjoining a double Colourbond Garage and lean-to for all your Gardening gear and wash sink.

These sheds would be great for a small Business, Couple coming off a farm or the person who just loves Sheds.

Grow your own produce as this property consists of 20 Fruit Trees, Large Vegetable patch well design for the next owner, Chook Yard, and all looked after by Bore Water and 50,000 Litres of Rainwater.

Extras Including bitumen Driveways, 20 Panel Soar System, hothouse, Fernery, Stock ramp, enclosed Backyard For animals and Children, lovely Established Gardens and Lawns and a feature of the garden a Magnificent Palownie Tree creating the best shade in the Summer Months

RLA 269823

4 BED | 1 BATH | 17 CAR

PRICE:

\$675,000 to \$715,000

OPEN FOR INSPECTION:

N/A



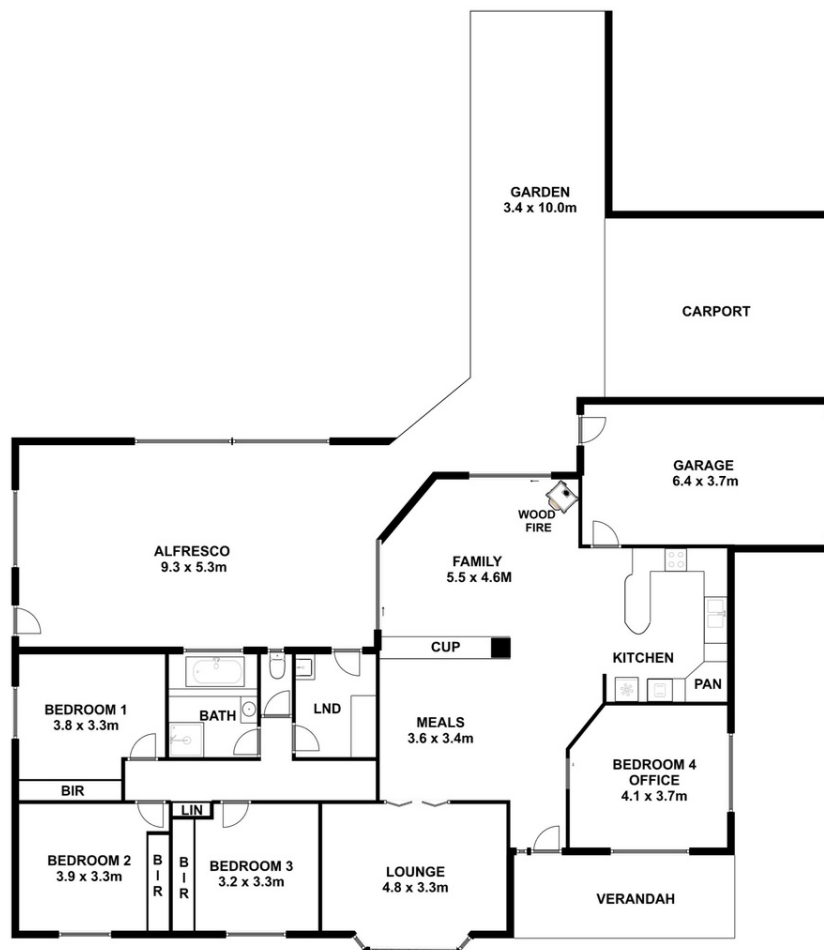
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This drawing is for illustration purpose only. All measurements are approximate only and information intended to be relied upon should be independently verified.

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.