



FOR SALE

PERFECT LIFESTYLE PROPERTY WITH POTENTIAL INCOME.

What an opportunity to purchase this Country property on the City limits of Mount Gambier in the heart of the Limestone Coast of South Australia.

This 10-acre estate has much to offer. It includes a huge 4-bedroom family home, an accommodation lodge that can accommodate 12 people, numerous sheds and outbuildings, and equipment to run a Dive Shop for the many Cave divers who visit this amazing part of Australia.

This property has been designed perfectly as the homestead sits at the front of the property with its own driveway and established native trees and gardens.

The home is large, with four Bedrooms, an office, two bathrooms, a formal dining room, a formal lounge including an open top bar, an open style kitchen with meals, and a large family lounge area, plus a double garage under the main roof with inside access.

The home has a country theme, wraparound verandas, exposed raked ceilings, feature brick walls, and a solid blackwood timber kitchen with a walk-in pantry.

Split system air conditioning, a ceiling fan, and an open wood fire keep the home at the right temperature all year round.

An enclosed rear yard is perfect for children and pets and includes vegetable garden beds, a dog run, a fire pit, a garden shed, a cubby house, and a sprinkler system for front and back lawns.

The property is set up with 4 paddocks plus the house block, with a well-designed drive separate from the home driveway leading you to the lodge and outbuildings.

The lodge has been designed to cater to cave divers who explore the Limestone Coast's many underwater caves. With 6 Bedrooms a large open kitchen meal living area, a bathroom, and two toilets, this lodge could cater to multiple tourists and visitors to the region.

A great business for the buyer looking for extra income or the semi-retiree looking for a life change.

10 BED | 3 BATH | 10 CAR

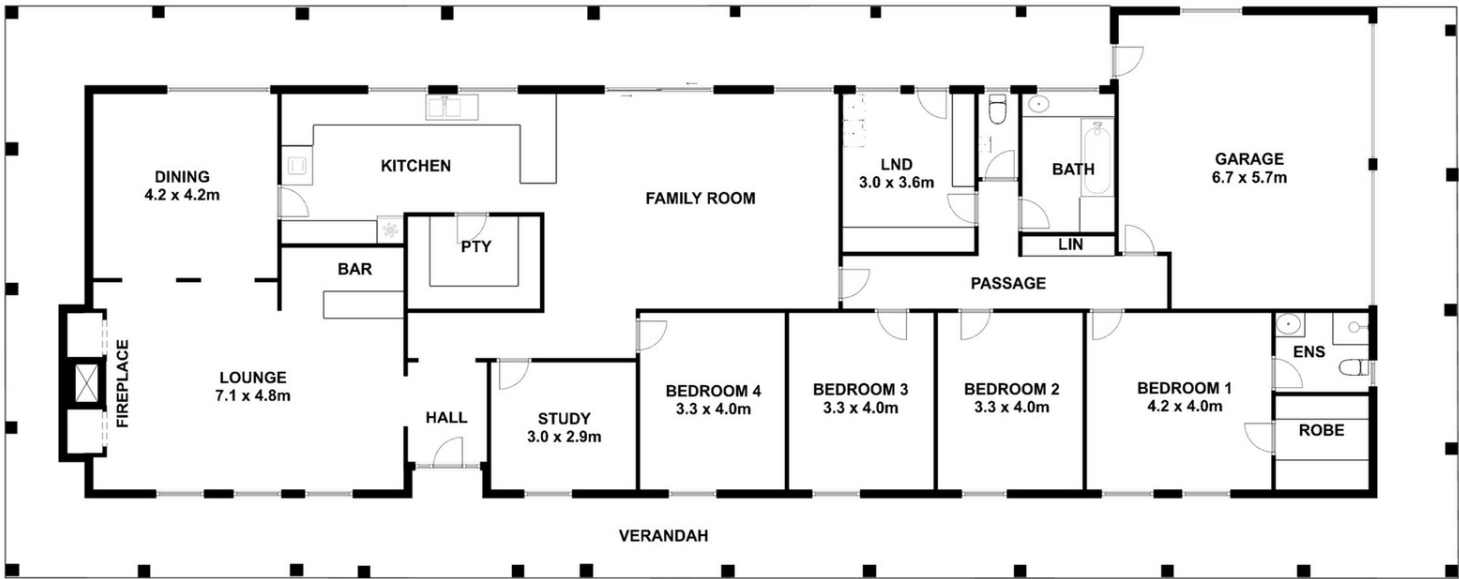
PRICE:
\$950,000 to \$990,000

OPEN FOR INSPECTION:
N/A



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MOUNT GAMBIER



Living : 274 SQ.M
Verandah : 142 SQ.M
TOTAL AREA : 416 SQ.M

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.