



**SOLD**

## LUXURY OF THE FAIRWAY

Luxury on the fairway.

- 4 Bedrooms
- 2 Bathrooms
- 2 Garages

Inspection will certainly impress the fussiest of buyers, as this property ticks all the boxes. Ideal for the golfer or the family looking for lifestyle living, as this home is located on the 5th fairway of the prestigious Mount Gambier Golf Course (Attumurra)

So whether it's a game of golf or a beautiful walk through the picturesque fairways and surroundings.

This home has been designed to capture the best views of the golf course. The open kitchen and family room are complemented by a stunning modern kitchen, featuring a dishwasher, soft-close drawers, and a 5-burner gas cooker. Accompanying this is a large stone breakfast bench, ideal for casual dining or meal preparation, as well as ample cupboard space for your essentials. Just off the family areas is a rumpus room or theatre room, ideal for teenagers or that second living room for the owners to sit back and relax while watching their favourite television shows. Large sliding glass doors lead from the family area to a fantastic outdoor living area with café blinds and ceiling fans, making it the perfect entertaining area all year round. Complemented by an outdoor kitchen featuring a sink, dishwasher, hot plates, and stove, this space is perfect for preparing food for your family and friends.

Four good-sized bedrooms, two with built-in robes, a fourth bedroom currently used as an office, and the main bedroom features a huge walk-in robe and en-suite. The main bathroom, ensuite and laundry areas have modern finishes and are finished to the highest quality.

Ducted reverse cycle air conditioning keeps the home at the right temperature all year round, and 5 kW of solar panels help keep the power bill down.

Double garage located under the main roof, with inside access, and accessible for a golf cart.

Outside of the home there are established trees and gardens, including raised vegetable gardens and fruit trees.

High ceilings, easy-care flooring, modern colours throughout, and located in one of the district's most desirable locations, would be well worth an inspection to the serious buyer.

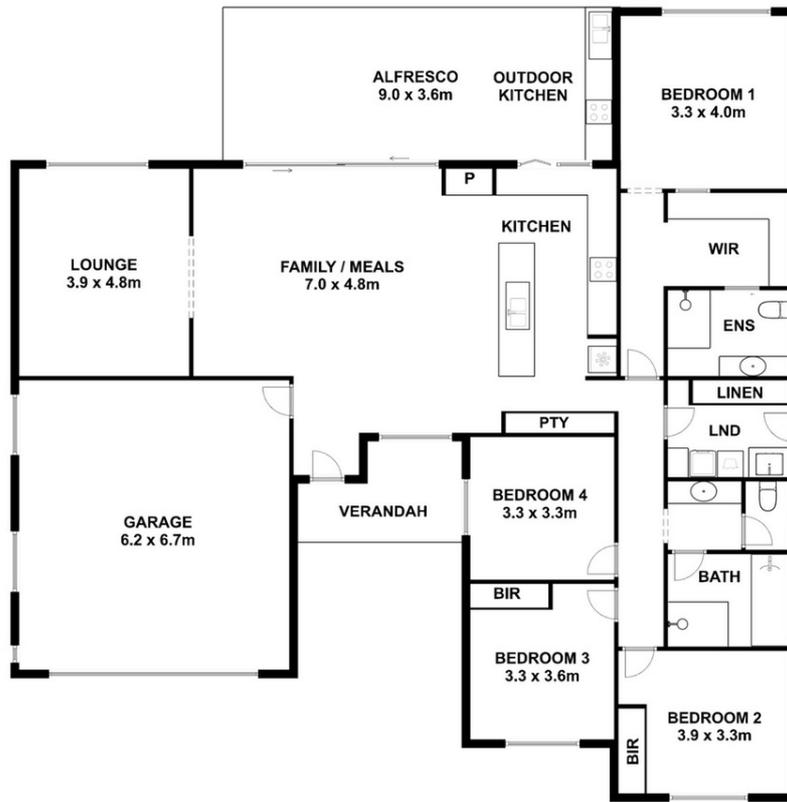
**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$825,000

**OPEN FOR INSPECTION:**  
N/A



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Living :	214 SQ.M
Alfresco :	32 SQ M
Verandah :	7 SQ.M
<b>TOTAL AREA :</b>	<b>253 SQ.M</b>

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.