6 CHURCH STREET, YAHL, SA, 5291









SOLD

UNIQUE, CHARACTER-STUNNING HOME.

What a pleasure to offer for sale this beautiful home, which combines the character and charm of yesteryear with the luxury of modern living.
It is in the beautiful township of Yahl, only a few minutes from Mount Gambier's city limits, but with the benefits of country living.
The home has two distinctive parts. The front cottage style can be independent living, perfect for an elderly family member or teenager, or, as has been used in the past, as the award-winning “Whiskers Cottage,” which, for a specific buyer, could again be used as an income-earning Bed and Breakfast. SCA This area has a lounge room, kitchenette, ensuite, and one double bedroom, and polished timber floors, exposed timber beams, ceiling fans, split system air-conditioning, and slow combustion heating complement it.
A stunning entrance links the cottage to the modern extension, with an open-plan living plan with high ceilings and large windows that capture the northern winter sun, keeping the home bright and warm in the winter months.
The kitchen, meals, and family area complement a modern kitchen with plenty of bench space.
The casual meals area is ideal for relaxing, reading, and enjoying a coffee.
Split system air-conditioning and slow combustion heating keep the home at the right temperature all year round.
Three good-sized bedrooms lead from the family area, two with built-in robes and the third ideal as an office or fourth bedroom.
A feature of the home is its two bathrooms, which I love. They have beautiful finishes, floor-to-ceiling tiling, and a glass roof over the shower.
There is also a Well-appointed laundry with heaps of cupboard space.
Sliding doors from the kitchen lead to a large alfresco area, which is covered and well protected from the weather, so you can entertain family and friends all year round.
From your alfresco area, you look over a well-established garden and lawns, with fruit trees and garden areas.
The yard complements the workshop and storage shed, a lean-to for gardening tools, and a woodshed.
Extra features to this home include bluestone stone, high ceilings, 22,500 litres of rainwater to house, bullnose veranda, all positioned on a large allotment measuring 1,009 sq/m
Only an inspection of this property will reveal its many hidden treasures.

RLA 269823

4 BED | 2 BATH | 1 CAR

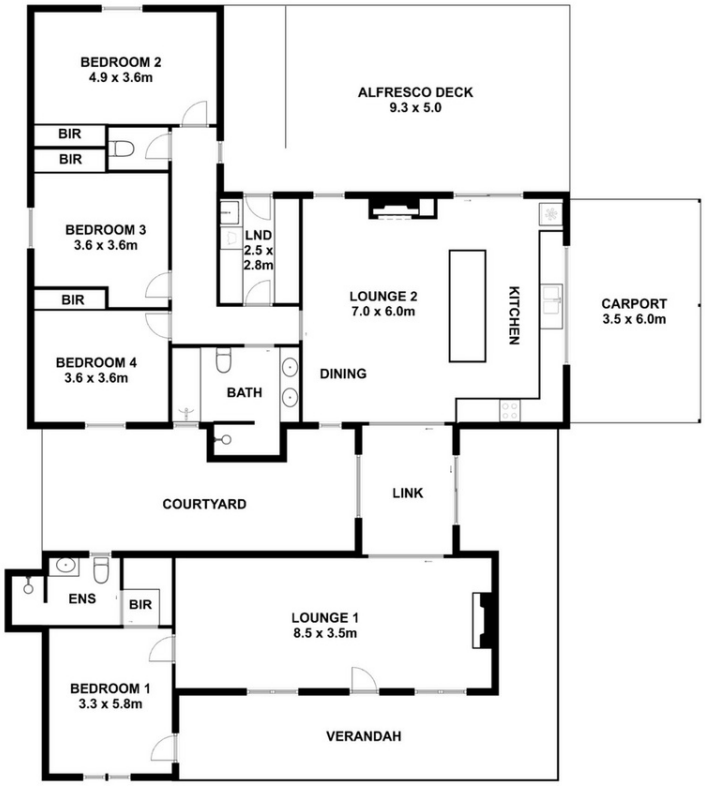
PRICE:
$690,000

OPEN FOR INSPECTION:
N/A



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6 Church st
YAHL



Living :	171 SQ.M
Alfresco	47 SQ.M
Carport :	21 SQ.M
Courtyard :	26 SQ.M
Front Verandah :	38 SQ.M
TOTAL AREA:	303 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.

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