



**SOLD**

## SIMPLY THE BEST IN CITY AND LIFESTYLE LIVING

Modern family home on a lifestyle allotment.

Suppose you are looking for an easy-care country lifestyle, but with the convenience of City living. In that case, this lovely home, situated in a prime location within Mount Gambier City limits, will be a must-see on your inspection list.

The home is well-positioned on an allotment measuring an impressive 6,295 sq/m, just under 2 acres, featuring a large house block and a private second allotment, ideal for animals, children to play, or additional storage.

The home features four spacious bedrooms, with the master suite boasting a walk-in robe and an en-suite bathroom including a spa bath to soak your troubles away.

The three other bedrooms are all generous in size, with two featuring wall-to-wall built-in robes and one with its own walk-in robe, ideal for the growing teenager.

The bedrooms surround an office/study nook, which is ideal for kids and their schoolwork.

An open kitchen, meals, and a family room are the heart of the home, with a large breakfast bench for the family to gather, electric induction cooking, heaps of drawers, a built-in wine rack, plus a walk-in pantry. Built-in entertainment furniture really sets this area apart and would be the perfect spot for family gatherings.

Ducted reverse-cycle air-conditioning keeps the home at the right temperature all year round, plus the luxury of ceiling fans and the romantic charm of a slow combustion heater.

The sliding door from this area leads to a covered alfresco area with modern café blinds so you can entertain friends all year round.

A feature of the home is the theatre room, which is complemented with mood lighting, surround sound speakers, a projector and a wide screen, just the perfect spot to watch your favourite sports or movies.

The three-way bathroom and Laundry are well-appointed, and step in linen/ utility cupboard for storage and laundry featuring a convenient third toilet and powder room, ideal for when you have visitors and friends over.

From the laundry, you have a fantastic utility area that was once a business office and is now a gym. This room has multiple uses. Maybe another bedroom or living space.

Inside access from the double garage, plus a third roller door, with a double-length garage ideal for camper trailers, more vehicles, or a workshop. Timber racking gives the new owner plenty of storage space.

A large lawn of the house block is complemented by established shrubs along the perimeter,

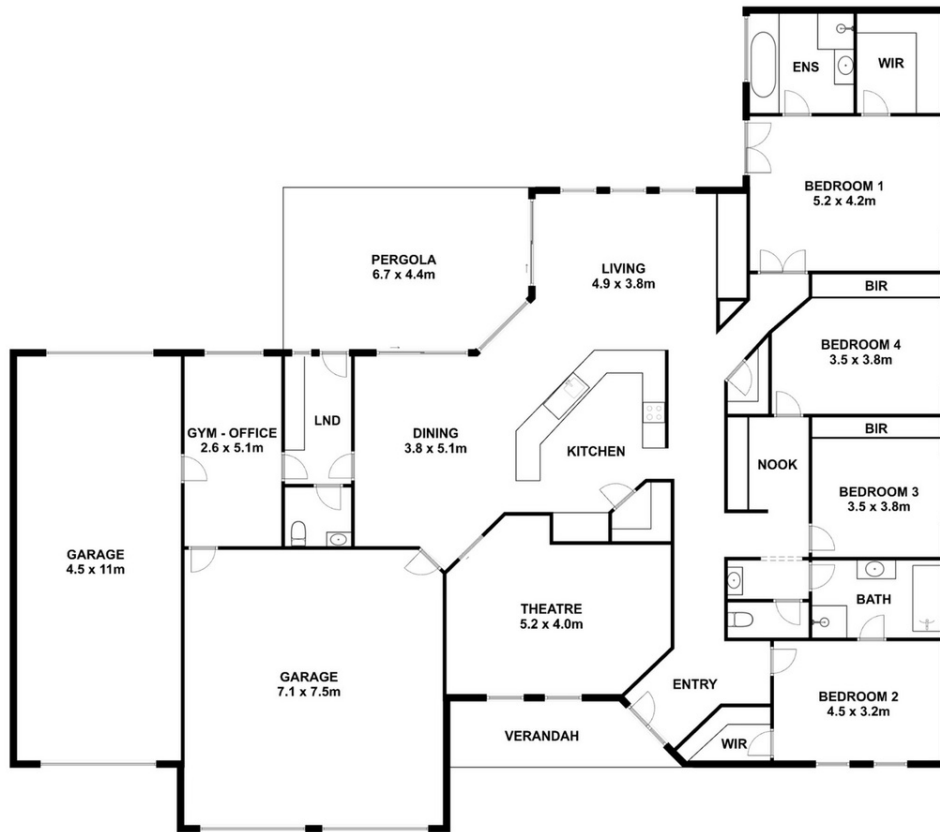
4 BED | 2 BATH | 4 CAR

PRICE:  
\$1,060,000

OPEN FOR INSPECTION:  
N/A



**Peter Dempsey**  
0418854393  
peterdempsey@atrealty.com.au  
[peterdempseyatrealty.com](http://peterdempseyatrealty.com)  
RLA: 269823



Living : 237 SQ.M  
Garage : 117 SQ.M  
Pergola : 28 SQ.M  
Verandah : 10 SQ.M  
TOTAL AREA : 392 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.