



FOR SALE

RURAL HAVEN: 4BR ON 3.86HA - WYE VIA MOUNT GAMBIER

Escape to your own private rural paradise on this exceptional 4-bedroom acreage property set on an impressive 3.86 hectares in the peaceful locality of Wye. Step inside to discover spacious living areas including a generous lounge and versatile rumpus room, perfect for family gatherings or quiet relaxation. The well-appointed kitchen features a dishwasher and built-in conveniences, while the four bedrooms include built-in wardrobes and an ensuite to the master for added luxury. Year-round comfort is assured with comprehensive climate control including reverse cycle split system air conditioning & a charming combustion wood heater for those cozy winter evenings.

- Remote garage accommodating four vehicles plus additional carport space
 - Multiple sheds and workshop facilities for hobbies, storage, or trade work
 - Fully fenced property providing privacy and security
 - Secure parking areas throughout the grounds
 - solar panels
 - rain water tanks
 - bore
 - PLUS a detached one bedroom cabin/grannyflat independant from the main residence.
 - Wye's strategic location places you within easy reach of Mount Gambier.
- Allen Smith 0419 869 854 RLA 114222

4 BED | 2 BATH | 5 CAR

PRICE:

Offers between \$1,000,000 - \$1,100,000

OPEN FOR INSPECTION:

N/A



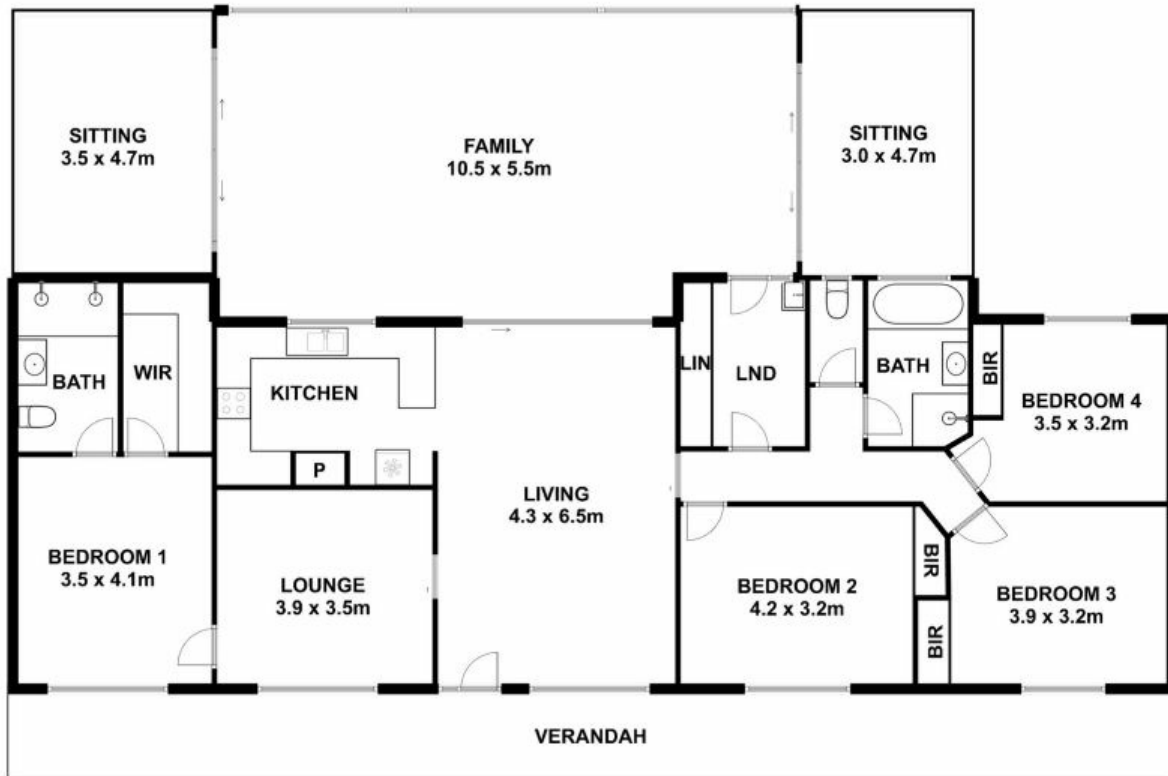
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Living: 232 SQ.M
Verandah : 32 SQ.M
TOTAL AREA : 264 SQ.M

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.