



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. This substantial 220 square metre home offers the perfect blend of country living and modern convenience, just minutes from Mount Gambier and the stunning south-east coastline of South Australia.

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, and a charming combustion wood heater for those cozy winter evenings.

The outdoor features are truly impressive and cater to every lifestyle need:

- 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

Sustainability meets practicality with solar panels reducing energy costs and water tanks and bore ensuring reliable water supply. The property's rural aspect offers views across the landscape, while the substantial land area provides endless opportunities for gardens, livestock, recreational activities, or simply enjoying the tranquil country atmosphere.

Wye's strategic location places you within easy reach of Mount Gambier's amenities while maintaining that sought-after rural lifestyle. The locality is renowned for its proximity to the spectacular coastline overlooking Discovery Bay and the Southern Ocean, with the protected Piccaninnie Ponds Conservation Park nearby offering unique natural attractions. The area's agricultural heritage and peaceful rural roads create an ideal environment for those seeking to escape the hustle and bustle of city life.

This property represents a rare opportunity to secure a substantial family home on quality acreage in one of South Australia's most picturesque regions. Whether you're looking to

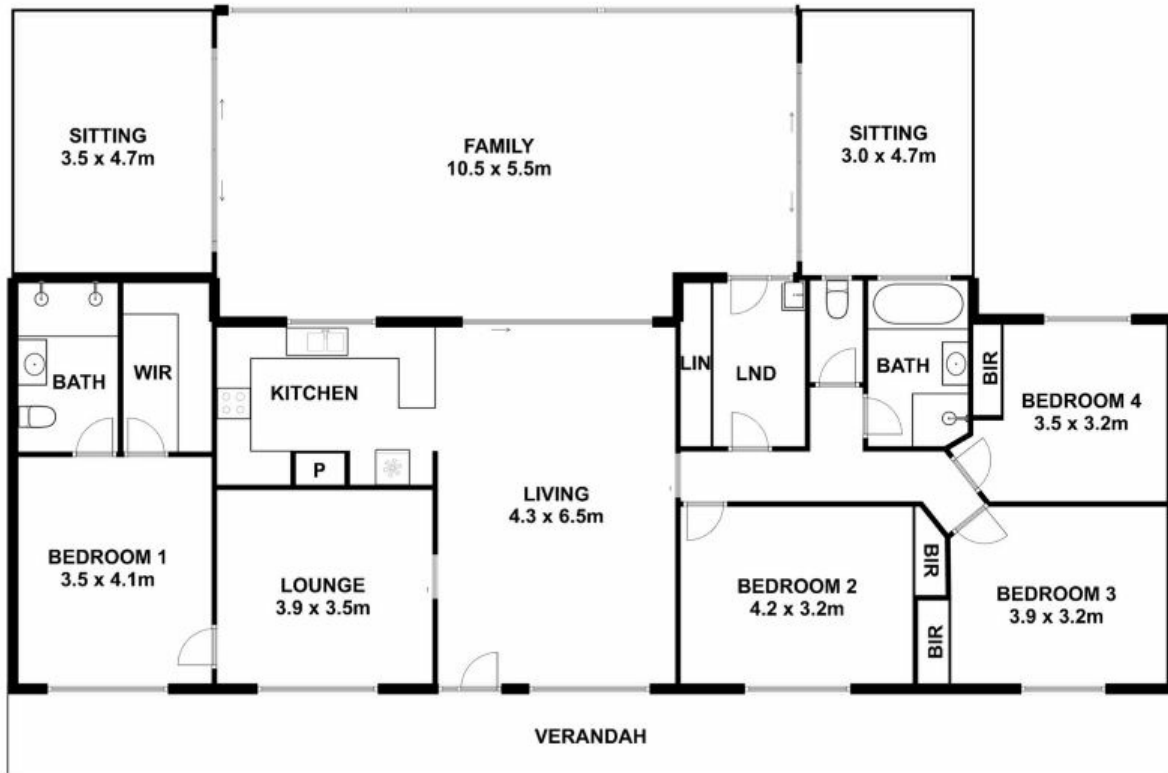
4 BED | 2 BATH | 5 CAR

PRICE:
\$1,500,000

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.