



## FOR SALE

### CHARACTER HOME IN A FABULOUS LOCATION.

This charming character home perfectly blends classic soul with modern convenience in a highly sought-after location. Designed for a lifestyle of ease, the heart of the home features an expansive open-plan kitchen, meals, and living area, ideal for effortless entertaining.

A feature solid-timber kitchen with a breakfast bar is the ideal spot to start your day. A brand-new wall oven, range hood, and hotplates complement the kitchen.

The floor plan offers four spacious bedrooms and a sleek, newly renovated bathroom with a double vanity and a stand-alone bath to soak away your daily troubles, providing a touch of contemporary luxury.

A second living area creates the perfect getaway for relaxing or watching your favourite television show.

New floor covering and fresh painting flow throughout the home.

Central gas heating and slow combustion heating keep the home warm throughout the winter months.

Ceiling fans in three main bedrooms and the family room keep air circulating year-round.

Outside, the generous yard, with a total land area of 1,474 sq/m, is a true standout, offering ample space for children and pets. Adventure seekers will love the dedicated room for boats and caravans, making weekend getaways a breeze. This is a rare find for those seeking space and style.

This property retains its prestigious heritage, high ceilings, and decorative ceiling rosettes throughout the front rooms.

The expansive backyard is designed for year-round enjoyment, featuring:

A large covered alfresco area enables a seamless indoor-outdoor transition via sliding doors and the convenience of a 2nd toilet for visitors.

The huge private outdoor entertaining area is the ideal spot to host family and friends, featuring a pot belly heater and café blinds, enabling all-year-round use, with a potential central fire pit and pizza oven, making the yard a focal point for evening gatherings.

A lush lawn and garden area with established trees is a private oasis for families.

The workshop garage area is ideal for the handyman.

Rainwater and Mount Gambier town water supply the home.

The area is serviced by some of South Australia's most highly regarded schools, known for academic excellence, and is only a short walk from this home.

4 BED | 1 BATH | 3 CAR

#### PRICE:

\$950,000 to \$1,050,000

#### OPEN FOR INSPECTION:

May 24 at 11:00am - 11:45am



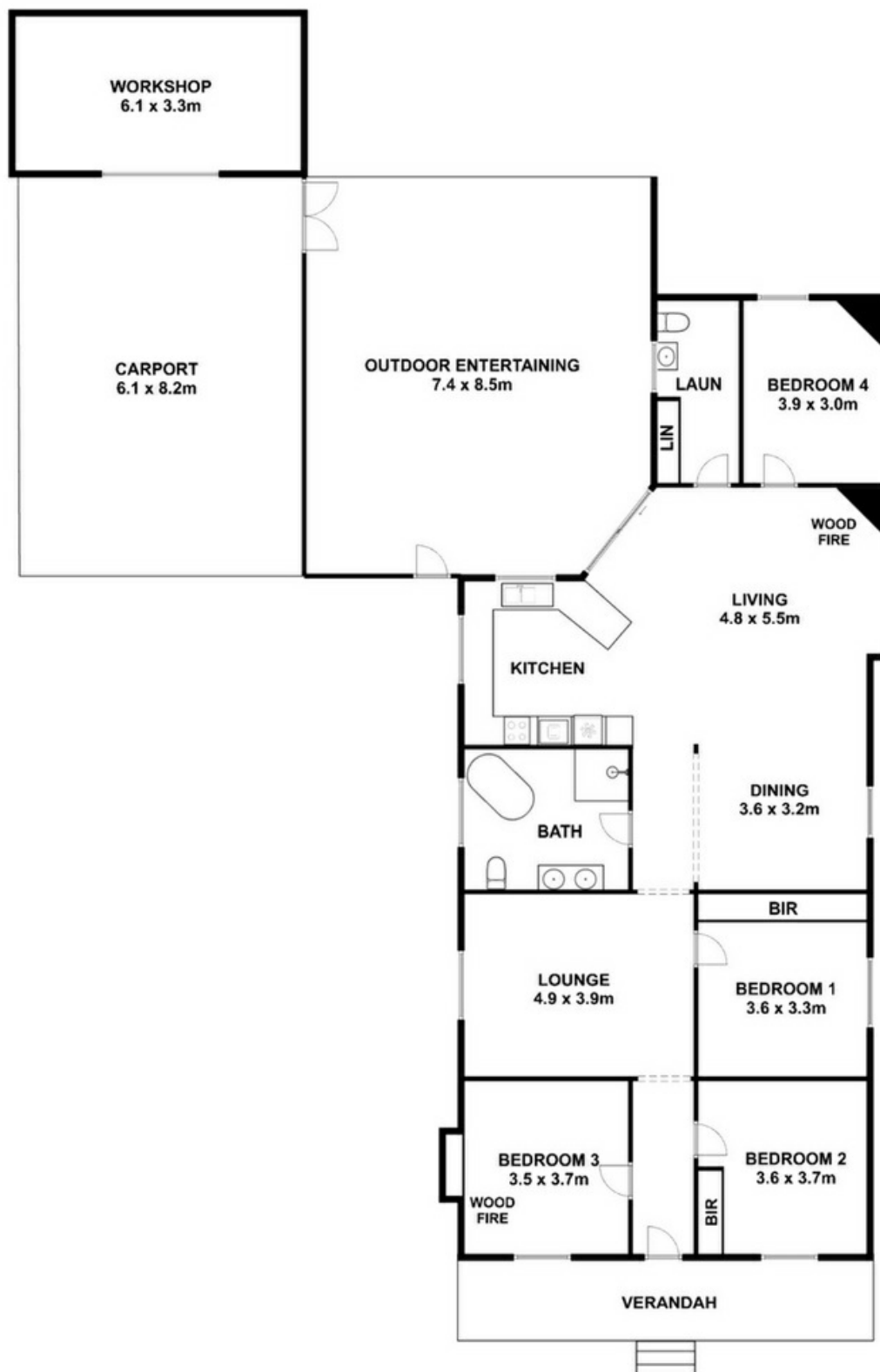
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Living : 156 SQ.M  
Workshop : 20 SQ.M  
Carport : 50 SQ.M

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.