

**102 Yahl Hall Road, Yahl, SA 5291**

**malseeds**  
REAL ESTATE

**Acreage For Sale**

Tuesday, 26 March 2024

102 Yahl Hall Road, Yahl, SA 5291

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 2 m2**

**Type: Acreage**



Jason Malseed  
0419032795

### **Auction - Fri 3/5/24 at 12pm onsite (usp)**

Jason Malseed is pleased to present for sale "Glenayr" 102 Yahl Hall Road, Yahl. A wonderfully stylish 1920's heritage home set on approximately 5.45 acres. Only 6km to the edge of Mount Gambier. The hub of the home you will find at the rear featuring a large extension with high windows offering the open-plan kitchen and dining area plenty of natural light. The large chefs kitchen features stone bench tops, a centre floating island, ample storage, stainless steel appliances and electric cooking. Reverse Cycle heating and cooling in the dining area and slow combustion heating with shifter in the lounge to 3 bedrooms. 4 bedrooms offset the main hallway, one bedroom is currently used as a lounge. Bedrooms 1 & 2 have BIR. Throughout the home you'll love the ornate fireplaces, high ceilings, picture rails, cornices, ceiling roses, sash windows, and highly polished floors give the feeling of elegance. The main bathroom includes a spa bath, shower and toilet. Laundry room with linen press and a separate toilet with great access from the family room for entertaining. Step outside to a stunningly huge outdoor entertaining area with a quaint garden pond, and foliage across brings shelter to this area. Making an ideal entertainment area when family and friends visit. A large approx 6x9 metre Colour Bond Shedding Features: - 3 phase electric system - 4 roller doors- High clearance of approx 3m.- Huge mezzanine floor.- Man Cave with a wood fire- Vice and work benches Other features:- 2 Solar systems and battery- 3 x 5000 Litres (approx) Rainwater Tanks- Bore approx 12 months old with single ph 3.5hp sub- Irrigation system for lawned areas- Plus many extra items to be included. Views from every side of the property including a distant view of the Tower on the Mount. With a short distance to Yahl Local Primary School and the cricket club and Mount Gambier only about 6 mins; this is the perfect lifestyle change for the family wanting to escape the town hustle and bustle. For more information and to book an inspection contact Jason Malseed 0419 032 795. If you would like to pre-register for Auction contact our office or visit our website.