

# 104 Lindsay Road, Dartmoor, Vic 3304

## House For Sale

Friday, 17 May 2024



104 Lindsay Road, Dartmoor, Vic 3304

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 870 m2**

**Type: House**



Ben Ransom

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**\$290,000-\$300,000**

A unique opportunity for anyone looking for a country escape will be impressed by this beautifully presented and renovated home suitable for singles, a small family or retirees who long for peace and serenity, situated on approx. 870m<sup>2</sup> allotment of land with low maintenance lawn and garden plus shedding. Endless forest and river adventures within short distance. The home offers a centrally located updated kitchen with electric cooking. Stay connected with technology NBN satellite connection to the property. A cosy lounge room kept warm during the winter months by slow combustion wood fire with the option of reverse cycle box type room air conditioner for alternative heating or cooling option for summer comfort. The home has been updated with trendy modern neutral décor including near new paintwork and carpets. Three bedrooms, main with built-in robe, the home is compact yet great use of space that inspection of the property is needed truly appreciate it. 9m X 6m shed with concrete floor, power and lights, lockable and secure. Various other smaller outhouses and sheds that include a woodshed. This property offers so much more than just a house it offers a relaxed peaceful lifestyle in the quiet township of Dartmoor, offering primary school, general store/post office and hotel with bottle shop. 30 min drive either direction to Mount Gambier or Heywood with a blend of pine forest, native National Parks, and the stunning Glenelg River right at your doorstep there's so much to explore and love about this location. Extra Information: Council Rates / \$1,138.55 p/a Water Service Fee / \$92.36 p/qtr Build Year / approx. 1960 Land Size / 870m<sup>2</sup> Council / Glenelg Shire Zoning / Township Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. Please read the Consumer and Business Services Form R7 [http://www.cbs.sa.gov.au/assets/files/form\\_r7\\_warning\\_notice.pdf](http://www.cbs.sa.gov.au/assets/files/form_r7_warning_notice.pdf) in reference to any financial or investment advice contained within this communication. Liability limited by a scheme approved under Professional Standards Legislation.