

11 Ridge Road, Ob Flat, SA 5291

House For Sale

Thursday, 18 January 2024



11 Ridge Road, Ob Flat, SA 5291

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 878 m2

Type: House



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\$699,000 - \$769,000

Ray White Mt Gambier is pleased to present 11 Ridge Road, OB Flat, for sale. This 2023 built home by GJ Gardener Homes is in a lovely residential development next to the Blue Lake Reserve. The property offers exterior landscaping, including a low-maintenance grass and stone front garden, four bedrooms and a study, and offers luxurious designer features. The property is close to the famous Blue Lake with lots of green spaces, walking trails and Mount Gambier's central shopping district nearby. Schools, childcare and recreational facilities are also in proximity making it a great spot for families. The attractive home is accessed via a concrete driveway leading to a modern remote-controlled double garage with internal access. Sensor lighting follows from the garage along the front of the home where a central glass-paneled timber door with a covered portico opens into a spacious entry hall. A carpeted front-facing lounge room sits immediately to the right of the hallway. It features downlights, ducting heating and cooling and a large window offering plentiful light and block-out blinds for privacy and comfort. The main bedroom sits to the far right, also overlooking the front of the property. This spacious room features soft carpets, a large window with blinds, downlights and a ceiling fan. It benefits from a large walk-in robe with storage shelves and a luxurious ensuite. The modern ensuite has grey, stone-look tiling, a toilet, and a stylish double vanity with twin design square basins, twin mirrors and black tapware. A glass frame double rain shower also features black tapware and has black towel rails to finish. A home study sits centrally at the end of the entry hall where a spacious, family room, dining room, and kitchen unfold - with windows and glass door entry facing the rear yard providing lots of light. The modern, ultra-functional kitchen sits at the centre of the home and features a practical breakfast bar with stylish pendant lighting and a deep granite sink. It offers abundant drawers in the main kitchen and the large butler's pantry that sits directly behind. The cooking area features a large central stainless-steel electric oven with a gas cooktop and a concealed rangehood. Bevelled white gloss splashback tiles protect the kitchen and butler's pantry, where a double sink and an under-bench dishwasher overlook the pergola via large windows. The dining area and family room benefit from a trio of windows at the far end - all with Holland blinds and glass sliding doors in the dining area, with track blind coverings. A large, tiled laundry room sits at the top of the second hallway and provides ample bench space, storage cupboards, a wash basin and glass sliding doors leading outside for convenience. Three more double bedrooms are also accessed from the rear hallway. Bedrooms three and four are separated by the family bathroom, which has a separate toilet with a basin opposite. The bathroom has a lovely deep bath at the far end with black tapware and frosted windows above it. A large, glass frame rain shower sits at the opposite end with a floating timber vanity between. The vanity has a square basin with black tapware, a mirror and double-drawer storage. Each remaining bedroom is furnished with soft grey carpets and Holland blind window coverings and benefits from a ceiling fan and built-in robes. Outside, the alfresco pergola provides a spacious area to entertain family and friends. It is fully powered and features downlights and a ceiling fan for added comfort on those summer days and balmy evenings. Host barbeques while overlooking a landscaped garden that provides lots of space for the children and pets to roam and play - as well as room for gardening and vegetable plots. The entire grassed garden is enclosed with high colourbond fencing for privacy and security. Contact Tahlia and the team at Ray White Mt Gambier to learn more about this impressive new property and the wonderful residential area. Phone directly to book your viewing and avoid disappointment - this hot listing won't stay on the market long. Additional Property Information: RLA - 291953 Age/ Built: Dec 2023 Land Size: 878m² Council Rates: Approx. \$644 per quarter Rental Appraisal: A rental appraisal has been conducted of \$600 - \$650 p/w