

1140 Burrungule Road, Burrungule, SA 5291



Sold House

Wednesday, 13 September 2023

1140 Burrungule Road, Burrungule, SA 5291

Bedrooms: 3

Bathrooms: 2

Parkings: 10

Area: 9990 m2

Type: House



Tahlia Gabrielli

\$610,000

EXPRESSIONS OF INTEREST BY 12PM 17TH OCTOBER 2023 (UNLESS SOLD PRIOR) Ray White Mt Gambier is pleased to present 1140 Burrungule Road, German Creek, for sale. This is a unique opportunity to purchase a large family home on 2.5 acres within a beautiful part of the Limestone Coast. The property sits equal distances between the rural city of Mount Gambier, and the quiet coastal destination of Carpenter's Rocks, with beautiful Lake Bonney nearby. Shopping, schools, and all of Mount Gambier's amenities, including the Mount Gambier and Districts Hospital are within a 20-minute commute, ensuring family lifestyle and rural escape are achievable. The home offers high ceilings, three bedrooms and two living areas with abundant shedding outdoors - perfect for accommodating recreational vehicles. This spacious modern home has been updated throughout, offering stylish, comfortable spaces to relax with the family. The main entrance to the home is through a beautiful, paved pergola with Limestone walls and transparent roofing - perfect for year-round alfresco dining. Sliding glass doors lead into the kitchen area with the beautifully proportioned living room and dining area overlooking the pergola and garden. The spacious country kitchen features cream cabinetry with stylish handles, cream worktops including an island breakfast bar, practical modern lighting, and a double sink with a raised breakfast bar that overlooks the living room. Appliances include an electric cooktop with a rangehood, an under-bench electric oven, and a dishwasher for convenience. A walk-in pantry offers lots of storage in addition to ample cabinet storage both above and below the benches. The spacious living and dining areas benefit from charcoal carpets, a wood-burning combustion fireplace, a ceiling fan and reverse-cycle air conditioning. Large windows offer views of the property from multiple angles creating a comfortable and tranquil dining experience. They offer secure day and night blinds for privacy and comfort and the entire space is neutrally decorated for maximum appeal. The family bathroom and laundry are ideally located adjacent and to the rear of the kitchen area. The laundry offers benches with cabinet storage, a wash basin and convenient access outside. The tiled bathroom sits at the end of the central hall. It offers a shower with a separate bath, a vanity with a basin and mirror, and towel rails. The toilet is next door for privacy and convenience. A family room and three bedrooms with roller shutters are accessed from a spacious, carpeted sitting room/study with a ceiling fan, that connects the left side of the home. The multifunctional family room has an arched cutaway and benefits from attractive floating floors and large dual-aspect windows providing maximum views of the property. Day and night blinds offer effective comfort control and privacy for a space that could easily be utilised as a rumpus or media room. A squared cutaway provides access from the sitting room to the bedrooms. Each neutrally decorated bedroom is carpeted and offers ceiling fans and windows with day and night blinds for comfort and privacy. The main bedroom sits to the far end and overlooks the rear garden. It benefits from a walk-in robe and a spacious ensuite with a corner shower, a toilet and a vanity with storage. The impressive outdoor areas feature a fenced grassed area - ideal for children and pets to safely enjoy. Two large rainwater tanks sit behind the home to provide adequate supply, with a large shed/workshop adjoining a separate store room behind - perfect for a home business, studio or man cave. The garage features three roller door entries - one with a raised clearance for the caravan or boat. The outdoor spaces offer room for rural recreation, a hobby farm, or a business venture (STCA). This is an impeccably designed and styled lifestyle property that will become the dream home for one lucky family. Contact Tahlia and the team at Ray White Mt Gambier to learn more about this unique property, the attractive rural location, and the vast array of benefits. Phone directly to book your viewing and avoid disappointment. RLA - 291953 Additional Property Information: Age/ Built: 1920 Land Size: 9,900m² Council Rates: Approx. \$325 p/q Rental Appraisal: A rental appraisal has been conducted of approximately \$450 - \$480 per week