

12 Oakridge Drive, Mount Gambier, SA 5290

House For Sale

Monday, 3 June 2024



12 Oakridge Drive, Mount Gambier, SA 5290

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1055 m2

Type: House



Tahlia Gabrielli



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\$729,000 - \$789,000

Ray White Mt Gambier is pleased to present 12 Oakridge Crescent, Mount Gambier, for sale. This beautifully appointed property sits between Attamurra Road and Wireless Road East. It is positioned on the corner of a quiet residential street with views over the local reserve-ideal for dog walks and playing with the kids. The Mount Gambier Golf Club and Don MacDonnell Reserve are moments away, as are Mount Gambier Marketplace and a fantastic choice of childcare, kindergartens, and schools. The home is accessed from an immaculately landscaped garden boasting rockeries with plants, hedges and tidy lawns. A side driveway accesses a modern double garage under the main roof, with a second Hotmix driveway providing space for recreational vehicles, and rear yard access via double gates. A paved walkway leads from the roadside through the garden, and a contemporary covered portico accesses the main entry. The luxury property benefits from a spacious entry foyer with tiled flooring throughout the main traffic areas. A front-facing main bedroom sits immediately to the right, offering unobstructed views of the reserve opposite. It is carpeted, has a ceiling fan for comfort, and features a huge, fitted walk-in robe. An ensuite bathroom provides a vanity with storage, a glass-frame shower, and a private toilet. A second bedroom sits directly behind-perfect for a growing family with the versatility of a nursery or home office. Two more double bedrooms sit at the rear of the home, overlooking a beautiful garden. Both are carpeted, have ceiling fans and built-in robes, and each boasts a feature wall and large windows with blinds and sheer curtain coverings. A laundry room and a functional three-way family bathroom sit between the front and rear bedrooms. The bathroom provides a large powder area with a full-width vanity featuring a stylish basin, storage and a mirror. The toilet is separate for privacy, and the main bathroom offers a large glass frame corner shower and a separate spa bath below a large window. A neutral colour palette flows through the tastefully tiled and decorated wet areas. A front-facing lounge room with a built-in bar overlooks the front garden via large windows. It accesses an open-plan dining room, living room, and kitchen-all featuring minimalist downlights that flow through to a drop ceiling with a Velux over the cooking area. This stylish 2-pak kitchen offers a full-width breakfast bar with an ASKO dishwasher and a double sink. The rear of the kitchen features a striking glass splashback with abundant above- and below-bench cabinetry, including a versatile tambour. It accommodates a stainless-steel designer oven and range hood with a quality gas cooktop. Solid granite worktops and a corner pantry complete the design. A reverse-cycle air conditioner provides comfort in the living room and dining area, which overlook a stunning, decked alfresco space accessed via sliding glass doors. This beautiful outdoor space is fitted with a gas point for barbeques or a pizza oven and has stunning views of the reserve. The dining space features modern pendant lighting and benefits from dual-aspect windows for optimum light and ambience. A modern living area provides a casual place to relax with family. A comfortable, carpeted theatre room/rumpus sits between the alfresco area and the garage, which offers convenient internal access. The spacious rear pergola provides the ideal entertainer's area, featuring a rustic, built-in chiminea with a complete flue, large pavers, a pitched roof, and zip-track blinds. It has plenty of space for a barbeque, a dining table, outdoor furniture, a television and even a ping-pong or pool table. It overlooks a lovely garden with immaculate lawns, a garden shed, a stone border, and fruit trees. Other features include a 5kw solar system, ducted gas heating throughout and sophisticated modern finishes that make the property ideal for a luxurious and comfortable family home that friends and family will happily frequent. Contact Tahlia and the Ray White Mt Gambier team to learn more about this unsurpassed lifestyle property and a book a viewing to avoid disappointment. RLA 291953 Additional Property Information: Age/ Built: 2008 Land Size: approx. 1,055m2 Council Rates: Approx. \$452.12 per quarter Rental Appraisal: A rental appraisal has been conducted for approximately \$580 to \$600 per week