

**15 Elsie May Drive, Compton, SA 5291**



**House For Sale**

Friday, 5 January 2024

15 Elsie May Drive, Compton, SA 5291

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 5**

**Area: 4164 m2**

**Type: House**



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## Expressions of Interest by 15th February 2024

EXPRESSIONS OF INTEREST BY 4PM THURSDAY 15TH FEBRUARY 2024 (UNLESS SOLD PRIOR) Ray White Mt Gambier is pleased to present this Three Birds inspired property at 15 Elsie May Drive, Compton, for sale. Situated on the outskirts of Mount Gambier - this luxury property sits on just over an acre of beautiful, grassed land with 360-degree views that take in the stunning Sugar Loaf / Centenary Tower. Arriving at the property you are welcomed by a shrub-lined circular driveway leading to a double garage under the main roof. The elegant and stylish front entrance features a glass door with windows on either side and an incredible pitched roof with windows allowing light to flow from front to back. Inside, 5.6m cathedral ceilings sit above an open-plan kitchen and dining area, with the mud room immediately to the left of the foyer and a home office to the right. Three front-facing double bedrooms sit adjacent to the office, accessed from the bedroom wing hallway via French doors. Each gorgeous double room delivers comfort and style with soft grey carpets, white paintwork, dual windows with beautiful plantation shutters, contemporary pendant lighting. The family bathroom sits opposite the bedrooms for convenience, accessed from a second hallway with built in cabinetry leading to the main bedroom. The immaculately presented three-way design bathroom features a powder room with a full-width mirror and mosaic tiling. The vanity is embellished with gold tapware and white timber-clad cabinets with marbled look benchtops. The toilet is private, and the shower room offers a separate bath and shower with windows overlooking the side of the home. A large laundry with a wash basin, bench and linen press sits between the bathroom and the elaborate main bedroom. The exquisite main suite features an opulent bath taking in views. It offers soft grey carpets, a designer ceiling fan, reverse cycle air-conditioning, lavish pendant lighting to either side of the bed, a wall-mounted television and double glass doors with remote control shutters that open onto a courtyard. It has an enormous walk-in robe and a spacious ensuite offering dual basins with gold tapware, a double glass frame shower with mosaic tiles and inset storage. The stylish timber vanity offers drawers and a mirror. There is cleverly concealed bench seat storage, a toilet, and a skylight. A sliding door closes the bathroom off from a built-in dressing area with a full-width mirror - luxurious. The communal areas impress with functional design and rear-facing glass windows and doors, ensuring views and summer breezes are enjoyed from every aspect. The central kitchen is a statement area and features a full-width marbled look island breakfast bar with a beaded chandelier. The main cooking area offers a marbled splashback, a side-by-side Miele pyrolytic oven, an integrated exhaust induction cooktop, wine racks and abundant storage. A brushed brass kitchen sink with under-bench storage overlooks the garden, and a hidden butler's pantry with a second sink, a Miele dishwasher and lots of extra storage take this kitchen from fabulous to out of this world. The dining area includes a daybed below windows that sits close to the rear-facing living room. This room offers floating floorboards, a statement ceiling fan, a combustion fireplace and complete views of the alfresco area accessed via sliding glass doors. Blackout curtains make movie night perfection, while s-fold curtains flow to the stacker door, opening the entire space to the views beyond. The rear of the home has been designed with again the views in mind - featuring glass doors and windows, including bi-fold windows opening from the kitchen and an elaborate pitched roof with loft windows bringing the outside in. The rear court yard and alfresco dining area provide an idyllic space for welcoming the morning, watching the sunset - and hosting gourmet barbecues - because everything is stylish here. In addition the property offers an attached yet detached teenager's retreat / grannyflat with a toilet, vanity and three storage rooms with basins - ideal for someone looking to work from home, or an Airbnb option (S.T.C.A). At the rear of the property there is a second driveway that leads to an additional three plus bay shed with high clearance perfect for the boat or caravan (approx. 15m x 8m) - this property will truly keep everyone in the family happy! This listing is utter perfection. It combines modern living, quality, style and space - resulting in absolute luxury living with everything accessible within minutes. The beautifully landscaped surroundings make time outdoors almost as luxurious as indoors. Contact Tahlia and the team at Ray White Mt Gambier to learn more about this stunning property and book an appointment to inspect today. RLA - 291953 Additional Property Information: Age/ Built: Approx. July 2021 Land Size: Approx. 4,164m<sup>2</sup> Council Rates: Approx. \$644 per quarter Rental Appraisal: A rental appraisal of approximately \$650 - \$750 Per Week has been conducted on the property. There would also be the option (S.T.C.A) to look at short stay pricing / options as well.