

209 Lange Road, Yahl, SA 5291

Acreage For Sale

Wednesday, 12 June 2024



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Bedrooms: 5

Bathrooms: 3

Parkings: 8

Area: 4 m2

Type: Acreage



Al Lamond

0418849266

\$749,000-\$799,000

Welcome to 209 Lange Road in the sought-after Yahl area, where the charm of yesteryear meets modern living. This delightful property, set on a level allotment of just over 10 acres, is perfect for families seeking a lifestyle filled with outdoor adventures and serene country living. Lifestyle properties on acreage within 10 minutes drive of Mount Gambier are very sought after and provide the ideal family playground. This property offers excellent horse day yards with excellent fencing, plus very well fenced larger paddocks for hobby farming. Step inside to experience the charm of a bygone era with high ceilings, ornate fireplaces, timber flooring, and a full-length front veranda. The heart of the home features a modern country-style kitchen and a cozy family room with slow combustion heating. Four large bedrooms plus a fifth or large office, a formal lounge with gas heating, and a family bathroom complemented by separate toilet plus an original outdoor dunny for added convenience. Outside features include detached games room offering a toilet and shower, perfect for entertaining or accommodating guests. Possibly Airbnb (S.T.P.C.). Additional features include a turn of the century shearing shed, disused dairy, all providing excellent extra storage space. An outstanding feature of this property is established gardens, plus the large Mt Gambier stone high clearance implement shed (approx. 18m x 9m), ideal for workshop or storage of caravan and boats. Extras include stockyard with ramp for livestock movement, electric fencing, plus both rainwater and bore water, ensuring lush green gardens all year round. This home must be inspected to truly appreciate its unique blend of historic charm and modern conveniences. Don't miss your chance to create a lifestyle of your own. Contact Al Lamond today to arrange a viewing and start envisioning your future in this idyllic setting. Extra Information: Council Rates / \$1685.45 p/a Build Year / 1950 Land Size / 4.05 ha Council / District Council of Grant Zoning / Rural 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 in reference to any financial or investment advice contained within this communication. Liability limited by a scheme approved under Professional Standards Legislation.