

# 2156 Glenelg River Road, Wye, SA 5291



## Other For Sale

Monday, 11 December 2023

2156 Glenelg River Road, Wye, SA 5291

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 7**

**Area: 4 m2**

**Type: Other**



Jason Malseed  
0419032795

**\$995,000**

Jason is pleased to present for sale this beautifully presented lifestyle property set on approximately 11 acres with great balance of hobby farm and large open country living. This property could be the tree change you've been waiting out for! The property features:- Beautifully maintained and established gardens- 3 fenced (very well maintained) paddocks + fencing around residence - Big stockyards with loading ramp and cattle crush- Good cement troughs/ water points- Rainwater tank with pump- Bore water, instant gas hot water and water softener- Automatic watering system- A picturesque piece of scrub is on the property- Approx 6.6kW solar system with 24 panels; great for lowering cost of living- Great location in between Mt Gambier, Nelson (River/Ocean), Moorak (Swimming Lakes) and Pt MacDonnell (Ocean) Ample shedding facilities with:- 3.5 bay automatic roller door shed measuring 15 x 9m x 3.6m (approx.) featuring 15-AMP power points, concreted floor, lighting, pot-belly fire and TV outlet- High clearance shed great for caravans, boats etc measuring 10.5 x 11 x 3.6m (approx.) with multiple power points and lighting- Garden shed

The beautiful residence with sizeable bedrooms, the master bedroom with an ensuite and a walk-in robe. The additional "queen bed" bedrooms with ceiling fans, television ports and drawing curtains. The bedrooms are serviced by the full-size bathroom, which has a walk in shower and a separate toilet. Laundry with ample storage. The house has been recently repainted and new carpets throughout. Gorgeous sturdy quality timber kitchen featuring stainless-steel appliances with dishwasher and a new cook top and oven, polished floorboards, and loads of pantry space. The light and airy family room with the large windows to enjoy views of the landscape and a slow combustion fire offering a cosy space. This room looking out to the large undercover entertaining alfresco area, great for all seasons of entertaining. An open formal dining room / additional bedroom with open fireplace and R/C heating and cooling. An additional room has been built off the patio which currently utilised as an at home office which could easily be converted to another bedroom/ teen retreat/ guest bedroom. For more information and to book an inspection, contact Jason Malseed 0419 032 795. Particulars: Land Size: 11 acres approx. Council: District Council of Grant Zoning: Rural (Ru) Council Rates: \$1,589.40 P/A approx.