

22 Lindsay Road, Dartmoor, Vic 3304



Sold House

Saturday, 23 September 2023

22 Lindsay Road, Dartmoor, Vic 3304

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1108 m2

Type: House



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Contact agent

If you're looking for a country escape you will be impressed by this beautifully presented family home situated on a corner allotment with two street vehicle entrances. The home offers a trendy refurbished kitchen with electric cooking and open plan dining area that has reverse cycle split system air-conditioning. The dining area opens into the generous size lounge room kept cosy and warm during the winter months by a slow combustion wood fire with heat shifter and, a second option of reverse cycle split air conditioner for alternative heating or cooling option for summer comfort. Three bedrooms all with built-in robes and all of queen size. Central newly renovated bathroom with bath, shower and separate toilet. Sun drenched north facing second living room that attracts all day sun providing welcomed warmth. Mains supply of water to the property + 4,500 litres of rainwater plumbed to the house and there is also a bore. Double garage under main room with internal access, one side enclosed with the second side extra length with workshop at end that includes a second toilet. The property has a new energy efficient hot water heating system. Expand your living outside onto the semi enclosed pergola, fire up your Weber and slow cook dinner while watching kids play and gaze out over the gorgeous rolling country hillside, the perfect way to relax and enjoy the weekend. There is more to love than just the peace and quiet of the country. Immerse yourself in the serenity, breathe the fresh air, look up and actually see the clear night sky flooded with stars, listen to nature and all that it offers, native bird life, curious wallaby's and koalas. This hidden gem of a location has so much to offer. Like every country settlement the heartbeat is the pub, there is a general store for all your emergency supplies, hot food, fuel, rural transactions and postage needs and a football club with the friendliest folk you'll ever meet. There is a primary school for your children, bus service to nearby Heywood for the high school age, and the surrounding exploration is endless with native scrub, the river, pine forests to bath in and rejuvenate the soul. Major populated regional city hubs for shopping and healthcare within 30 minute drive in either directions Portland further into Victoria or into South Australia is Mount Gambier. Extra Information: Council Rates / \$1,428.75 p/a Water Service Charge / \$61.48 p/a Land Size / 1,108 m² Council / Glenelg Shire Council 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.