

# 23 Eldridge Drive, Worrolong, SA 5291

## House For Sale

Saturday, 25 November 2023



23 Eldridge Drive, Worrolong, SA 5291

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 4001 m2**

**Type: House**



Sara McManus

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**\$945,000 - \$985,000**

Spectacular 4 bedroom family home located in the popular Oranivale Estate located right on the edge of the Mount Gambier Golf Course. Offering loads of space and style for the largest of families the home comprises of:- 4 abundant sized bedrooms, the master suite is complete with ensuite & WIR, and bedrooms 2 & 3 with BIR's.- Spacious open plan living area including spectacular kitchen with stone benches, dishwasher, freestanding stainless steel oven and walk in pantry - you will love entertaining and cooking up a feast for your family and friends!- Ducted reverse cycle heating & cooling and a slow combustion fire provide all the creature comforts.- Entertainers delight with a formal lounge area to relax and unwind plus a 3rd living room with loads of storage.- Three way main bathroom with shower and bath, powder room and separate toilet.- Large laundry with built in cupboards galore!- Private North facing outdoor entertaining area with patio blinds.- Spacious gazebo overlooking the picturesque gardens whilst also providing panoramic views - 2 X 22,500 gallon rainwater tanks, double remote garage with rear access & detached 9 x 4m approx garage with concrete floor & power.- Huge solar system with 32 panels.- Private access to Attamurra Golf Course.- Absolutely stunning established gardens and recently turfed lawns with irrigation systems A fantastic opportunity for a family to purchase this most desirable home on the edge of the city. Extra Information: Council Rates / Approx. \$2058.59 p/a SA Water Supply Charge / Approx. \$75.40 p/qtr Build Year / 2013 Land Size / 4001m<sup>2</sup> Council / City of Mount Gambier Zoning / Rural Living 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](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.