

**26 Riddoch Highway, Tarpeena, SA 5277**

**House For Sale**

Thursday, 13 June 2024



26 Riddoch Highway, Tarpeena, SA 5277

**Bedrooms: 3**

**Bathrooms: 4**

**Parkings: 6**

**Area: 1466 m2**

**Type: House**



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**\$599,000 - \$629,000**

Extensively renovated and positioned on a large 1466m<sup>2</sup> allotment with two street frontage, be prepared to be mind blown on the dramatic transformation of this home! Equally impressive both inside and out, this stone home meticulously upgraded and expanded will have you packing your bags and asking "when can i move in"!!!! Every detail has been carefully considered, from the impressive large shedding and garaging to the 3-4 bedroom, 4 bathrooms and dedicated storage room through to functionality, quality and comfort creating the complete lifestyle package including the option to work/run a business from home. Lets break it down...**THE HOME**- Recently renovated with extension to the back half of the home- New carpets, timber flooring and freshly painted throughout- Main bedroom with walk in robe, drop pendant bedside lighting and modern ensuite with floor to ceiling tiles, walk in shower, vanity and toilet- Bedroom 2 with built in robes, drop pendant bedside lighting and ensuite including vanity, toilet, floor to ceiling tiles and walk in shower- Bedrooms 3 & 4 are generous in size and can easily act as an office- Comfortable and cosy front lounge room with slow combustion wood fire- Functional kitchen with ample open storage shelves, gas cooktop & electric oven- Open plan reading nook and dining space with second slow combustion wood heater- Combined laundry and 3rd bathroom with WI shower, toilet, vanity & storage cupboard- Single garage under the main roof with internal access and auto remote door - Dedicated storage room with built in shelving **THE SHED**- Impressive 18m x 9.5m colourbond shed only 3 years old- Concrete flooring & driveway, 2 phase power, lights, workshop area and hoist included- Dedicated office space equipped with built in counter/desk, filing cabinet & hardwired computer system- Kitchenette with fridge, pantry cupboard plus 4th bathroom including walk in shower & toilet- Automatic roller door and rear PA door to the beautifully maintained backyard- Additional 5.5m x 3m iron storage shed plus historic old jail cell converted to a wood shed**THE LAND & EXTRAS**- Sprawling 1466m<sup>2</sup> allotment with rear yard electric entrance gate remote operated - Neat, tidy and well maintained lawns and garden- Gorgeous freestanding post/coach lights highlighting the backyard- 22,500 litre water tank plumbed to the house (except to the laundry - ran on town water)- Mains water, instant gas hot water service, NBN connected, gas bottles & security cameras**LOCATION**- Nestled in the small & quiet country township of Tarpeena within walking distance the famous 'Pines Hotel Country Pub'- Less than 20 minutes north of Mount Gambier and only short 20 minute drive to Penola- 5 Minute drive to Nangwarry with primary school, service station & Football/Netball club- Strong community based town with newly expanded timber mill signifying growth potentialA true testament to the vendors for their hard work and vision as this property seamlessly blends modern living and comfort. An inspection a must to truly appreciate this beautiful home. Contact Al Lamond or Toni Gilmore to find out more!**Extra Information:**Council Rates / \$1,719.00 p/aSA Water Supply Charge / \$74.20 p/qtrEmergency Services Levy / \$61.75 p/aBuild Year / 1955Land Size / 1466 m<sup>2</sup>Council / District Council of GrantZoning / Township**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.