

267 Croyle Road, Wandilo, SA 5291



Other For Sale

Friday, 3 November 2023

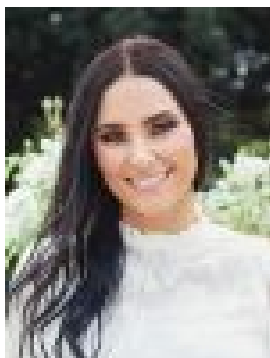
267 Croyle Road, Wandilo, SA 5291

Bedrooms: 3

Bathrooms: 2

Parkings: 8

Type: Other



Tahlia Gabrielli



Malcolm Lewis
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Expressions of Interest by 12th December 2023

EXPRESSIONS OF INTEREST BY 12PM 12TH DECEMBER 2023 (UNLESS SOLD PRIOR) Ray White Mt Gambier is pleased to present 267 Croyle Road, Wandillo, for sale. This enormous property spans 80 acres with grazing land, paddocks and established sheds- fitted with a 13-kW solar system with 24 gel batteries that have a life of 20+ years. The solar was installed in 2016 and along with a huge rainwater system feeding the home, and a 12-metre-deep bore watering the paddocks, they provide a fully self-sufficient, eco-friendly, and ideally located home just a short drive from town. It is situated just outside of Mount Gambier, close to the Mount Gambier Airport, surrounded by green fields and farmland. Mount Gambier Marketplace is a short drive, and schools, kindergarten, childcare and the Mount Gambier Hospital are easily accessed. The property presents an exciting opportunity to cultivate a lifestyle home with everything needed for farming. It will appeal to experienced and novice farmers, hobby farm enthusiasts, and buyers looking for enough space for animals with all the shedding you could ask for. The house sits to the rear of the property, accessed via a long driveway leading from the front paddocks to the rear. It splits to access an enormous shed on the left and the house and garage on the right. The home is accessed from the full-width, wrap-around verandah via sliding doors leading directly into the open lounge room, living room and rear kitchen. Vinyl flooring feature throughout, as do large windows offering maximum light and views of the surrounding property. The lounge and dining area benefit from a central split system air conditioner with a ceiling fan, while a large combustion fireplace with a black hearth, sits at the rear between the dining and kitchen areas. The kitchen features solid white, soft-touch cabinetry with ample storage, marble look benchtops and a spacious walk-in pantry. An island breakfast bar with marble look worktops contains a double sink and an under-bench dishwasher for convenience. The cooking area includes a stainless-steel wall oven and grill with a gas cooktop and a rangehood. A grey-gloss splashback flows across to surround a large window overlooking the alfresco dining area. The stunning alfresco space is an extension of the home. It is accessed via glass sliding doors and offers a fully enclosed entertaining area with a central ceiling fan, full power, downlights, large glass windows with amazing views towards Mount Gambier. A hallway extends from the kitchen, down the left of the home and accesses three double bedrooms, a family bathroom and a laundry. The main bedroom overlooks the front of the property. It features large windows for maximum light, a ceiling fan for comfort and a walk-in robe adjacent to a spacious ensuite bathroom. The ensuite offers a full-width vanity with a mirror, double basins, plenty of storage and a frosted window with a towel rail underneath. There is a large glass frame shower and a toilet. The laundry room sits directly behind the ensuite and is adjacent to the toilet for privacy and convenience. The laundry offers lots of bench and cabinet space, a wash trough and an external door. Bedrooms two and three are comfortable and spacious, with bedroom three boasting a walk-in robe. Both overlook the rear of the property via large windows with curtain coverings and pendant lighting. The family bathroom is neutrally decorated and offers a shower with a glass door and recess, a separate bath and a central vanity with white cabinets and silver tapware and fittings. A horizontal tile motif trails around to a frosted window, while downlights provide additional lighting. Outside, a tidy garden with a clothesline is accessed from the pergola, with space for children and pets to play safely. The large shed can also be entered from the garden for convenience. There are vegetable plots, animal feeders and a cattle and sheep run - everything you need to relocate or begin your farming pursuits. There are seven paddocks in total - each with brand new fences and water supply. There is plenty of room for horses, cattle, sheep, chickens and working dogs, with ample shedding to accommodate feed and equipment. Are you ready for an efficient, rural eco-change with all amenities just a short drive? Contact Tahlia and the team at Ray White Mt Gambier to learn more about this fantastic rural farming property and book a viewing to avoid disappointment. RLA - 291953 Additional Property Information: Age/ Built: 2017 Land Size: 80 acres Council Rates: Approx. \$728.85 p/q Rental Appraisal: A rental appraisal has been conducted of approximately \$600 - \$650 per week with the option to earn additional income from leasing the land.