

29658 Princes Highway, Glenburnie, SA 5291



Acreage For Sale

Monday, 20 May 2024

29658 Princes Highway, Glenburnie, SA 5291

Bedrooms: 6

Bathrooms: 2

Parkings: 3

Area: 7741 m2

Type: Acreage



Ben Ransom

0400870362

\$1,000,000-\$1,100,000

A country Estate situated on the outskirts of Mount Gambier that radiates timeless elegance & character with tranquil gardens and a serene landscaped outlook to neighbouring farming land and forestry. This enchanting estate offers two English colonial style dwellings that embrace the comforts of modern living. Both buildings are constructed from solid limestone and feature period detailing and traditional craftsmanship that is a true testament to the properties enduring beauty and charm.

VERSATILITY & OPTIONS This property offers living arrangement options and versatility like no other currently on the market. Two land titles, two houses + a third derelict cottage, a large barn style shed, gorgeous trees and gardens. Live in one house and use the other to generate an income from Airbnb or house the young adults still living at home or ageing parents. Renovate the cottage for a third house and second Airbnb income stream or sell it off on its own title. Endless opportunity awaits the entrepreneurial minded astute buyer.

HOUSE 1 Traditional luxury of black & white checkered, patterned tiled flooring accompanied by a beautiful black chandelier welcomes you at the entrance foyer. This home has a well-appointed kitchen flooded with natural light streaming in from the north facing windows that look out over the gentle swaying trees and country hillside. The light and bright neutral interior tones generate a pleasant and relaxed happy feeling - a ripe recipe to create culinary delights. This kitchen has plenty of cupboards for storage and bench space for preparing a wholesome country feast. A thoughtful addition is a movable free-standing island bench, ideal for a casual breakfast on the go or for sipping an after-work wine while you seek inspiration from cookbooks. The kitchen has a generous size corner pantry, stainless steel trimmed under bench electric oven, black glass electric cooktop and a dishwasher. Leading from the kitchen you enter a graceful, warm and inviting dining/living area with stunning Tasmanian Oak hardwood timber floors. The classic wood fireplace with white timber mantle provides charm with the colonial style bay window being the show stopping centrepiece. In addition to the slow combustion wood heater this area has a reverse cycle split system air-conditioner to control temperature and provide comfort any time of year, this area is comfortable and functional for any type of family gatherings or intimate cosy Winter hibernation. Three carpeted bedrooms with cottage garden views of everchanging seasonal colour that will captivate you without notice and remind you of the simple natural pleasures of life that only a garden can provide. One bedroom has open fronted floor to ceiling shelving for storage, while the other two bedrooms have been left for you to furnish with those treasured furniture pieces that suite your personal style. Bonus versatile room that is ready to be transformed into whatever your living dynamic requires - an art and craft studio, a work from home office space, or a fourth bedroom accessible from the inside of the home. This room has a further partitioned storage room section accessible from the outside patio or remove the partition wall and make this a much larger room or second living area - the options are endless. A tastefully renovated bathroom adds a touch of modern convenience for today's living. Featuring a freestanding bathtub for a long relaxing soak after a busy day, or a walk behind fixed single glass panel shower screen, for quick morning showers. Lavatory separate to the bathroom as well as a spacious light filled laundry. Spill your living and guest entertaining outdoors into the semi enclosed alfresco, timber deck flooring with the posts and bulkheads trimmed by cement sheeting, cleverly teamed with clear zip track patio blinds that add to the appeal & value of this space becoming more a room than just a shelter.

HOUSE 2 If the charm of the classic colonial windows surrounded by the leafy ivy and the bright red door doesn't capture your heart, then step inside and immerse yourself under the cathedral style ceilings with exposed timber beams complemented by the grandeur of a vast limestone fireplace and chimney. This grand open concept living room just overflows with every element carefully curated to evoke a sense of intimacy and enchantment. The soft glow of long hanging pendant lanterns casting shadows, the gentle ivy leaf rustle against the windows of the library nook creating the romantic ambiance that will serenade your senses and calm your soul. A compact yet functional farmhouse style kitchen with island bench, stainless steel trimmed electric oven and black glass electric cook top. This kitchen also hosts the foldaway European style laundry cupboard under the bench. Two carpeted bedrooms, one with a reverse cycle split system air-conditioning with a smaller third bedroom versatile to be a study, baby nursery or even a dressing room, however you require use. Modern bathroom combined room with toilet and shower over bath plus vanity handbasin.

THE COTTAGE A derelict turn of the century early settler's cottage is a canvas for anyone up for a challenge to renovate and restore this building for use as a third house. Consisting of two rooms as well as a generous open living space. If you have a faint heart and don't see its historical value, knock it down and make way for modern shedding, or re-align the title boundaries and sell this section.

SHEDDING A large three bay timber English style barn shed, with classing hinged pivot doors, concrete floor, some loft storage, shelving and benches. This building has its own separate electric meter and other various outbuildings surrounding it.

LOCATION

Situated on the Princes Highway, 7.1km from the centre of Mount Gambier taking only 9 minutes to drive in/out to the property. Positioned opposite the Glenburnie Horse Racing Club, 800m to the Borderline Speedway and main arterials leading to Western Victoria, it makes a very locatable position for travellers and for those buyers thinking of running part of the property for Airbnb, the sizable half round double entry/exit driveway made perfect for visitors towing trailers.

DISCOVER Come, explore the enchanting world of opportunities that this whimsical sanctuary offers over and above the ordinary. A retreat, a gathering place, a business opportunity or simply a place to call home, this country estate is a peaceful paradise amidst the countryside. We look forward to showing you around the property. Extra

Information: Council Rates / \$1,873.90 p/a SA Water Supply Charge / \$148.40 p/qtr Emergency Services Levy / \$143.45 p/a Build Year / 1950 Land Size / 7741m² Council / District Council of Grant Zoning / Rural 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.