

# 3 COBBLESTONE COURT, Mount Gambier, SA 5290



## House For Sale

Friday, 22 March 2024

3 COBBLESTONE COURT, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 647 m2

Type: House



Kim Cawthorne



Marika Hart  
0499165271

## Expression of Interest (USP) by 26/04/2024

Please enquire for a private inspection via video call or a hosted one to one viewing. An executive-style 3 bedroom home situated on an elevated corner allotment in the prestigious Cobblestone Court, known for its paved roads and upscale ambiance, offers a blend of luxurious living and exudes sophistication and elegance, showcasing meticulous attention to detail both in its exterior architecture and interior design. With its commanding position on an elevated corner, the home enjoys sweeping views of the surrounding landscape up to the mountain and across the city of Mount Gambier providing a sense of exclusivity and tranquillity. This beautiful home offers spacious living areas designed for both formal entertaining and comfortable family living. High ceilings, an abundance of windows, and an open floor plan contribute to a sense of airiness and light, while premium materials and finishes emphasize the property's classy appeal. The purpose-built design of this executive-style home seamlessly integrates with the lay of the land, featuring a two-level entrance that enhances its architectural appeal and functionality. A wide paved driveway leads to the main entrance, which is situated on the upper level that serves as the primary living area, featuring spacious and well-appointed rooms designed for both relaxation and entertainment. The Tasmanian Oak kitchen with electric cooking, dishwasher, breakfast bar and walk-in pantry combines luxury with functionality, offering a stylish and practical space for culinary endeavours and casual dining. The adjoining meals area offers additional dining space or the opportunity to convert into a fourth bedroom by adding a wall & door, if desired. The formal dining and lounge area exudes elegance and sophistication, providing a spacious and bright environment for hosting gatherings and entertaining guests. Abundant natural light floods the space through numerous windows, creating a welcoming and airy atmosphere that enhances the overall ambiance. The main bedroom suite is also situated on the upper level, offering a luxurious retreat with a blend of comfort and sophistication. It has an ensuite with spa bath and separate vanity room. The lower level of this home offers a versatile living space, bedrooms 2 and 3 are situated on this level, each offering built-in robes (BIRS) for storage and comfort and serviced by a full size bathroom and separate WC. Featuring a separate entrance it provides independence and autonomy for occupants, whether it be a teenager seeking privacy or an elderly family member desiring their own space. The reverse cycle functionality allows residents to easily adjust the temperature and whether it's a hot summer day or a chilly winter evening, the ducted air conditioning system maintains a consistent and comfortable temperature throughout the home. The private nature of the outdoor entertaining area ensures that residents can relax and unwind in peace, away from the hustle and bustle of daily life. Whether hosting a casual family barbecue or a more formal dinner party, the paved pergola provides the perfect backdrop for memorable outdoor gatherings and celebrations. Overall, the combination of a remote double car garage with internal access and low-maintenance gardens with pop-up sprinklers adds to the convenience, comfort, and aesthetic appeal of the executive-style home. These features contribute to a lifestyle of ease and relaxation, allowing residents to fully enjoy their time both indoors and outdoors. If you're a discerning buyer seeking quality craftsmanship and an exceptional location, don't hesitate to schedule a viewing of this stunning home. With its executive-style design, upscale features, and prestigious address in Cobblestone Court, this property offers a rare opportunity for luxury living at its finest. Council Rates: approx. \$1982.93 per annum approx Emergency Services Levy: \$105 per annum approx SA Water Supply: \$74.20 per quarter approx SA Water Sewerage: \$93.00 per quarter approx Speak with the Property Management team at Complete Real Estate about managing this property