

**3 George Francis Drive, Mount Compass, SA 5210**



**Sold House**

Saturday, 11 November 2023

3 George Francis Drive, Mount Compass, SA 5210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 885 m2**

**Type: House**



Danielle Comer  
0431560402



Rachael Farror

**\$800,000**

Please contact Danielle Comer or Rachael Farror for all your property advice. Situated on a great-sized 885sqm allotment, and perfectly positioned to take advantage of the panoramic views across the Mount Compass Golf Course, this spacious family home with approximately 300sqm of internal living has been sensibly built to make great use of the natural curves of the land. Seriously impressive, this two-story home offers a neutral palette, stunning timber flooring, and plenty of windows to let in an abundance of natural light allowing that connection to the outside world - it really needs to be seen to be believed! Upon entrance to the home you are welcomed by a neat entry hall that blends seamlessly up a beautifully crafted set of stairs with under-stair storage to an open plan kitchen/meals and family living, with cozy combustion heater, and timber French doors opening out to a decked balcony with pergola and stunning views, it's the perfect spot to enjoy your morning coffee or to relax while watching those beautiful Adelaide sunrises. The plus-sized gourmet kitchen features an abundance of cupboard and preparation space, quality appliances including a 900mm oven with gas cooktop, and dishwasher, plus a large breakfast bar providing the ideal gathering spot while entertaining family and friends. Adjacent to the open-plan living is a formal lounge, with ceiling fan and direct access to the surrounding balcony. Also featured on this upper level are the home's four bedrooms, the spacious master complete with a ceiling fan, a built-in robe, and a private ensuite. Bedrooms two, three, and four all feature built-in robes, and are serviced by the main bathroom with a luxurious spa bath, and a separate toilet, while two adjacent linen cupboards provide valuable extra storage space to the home. The lower/ground level is where you find a bonus third living/rumpus room, as well as additional storage space, and the laundry with a handy third toilet. A double garage with roller doors here allows direct access straight into the home. Opportunities are endless in the neatly presented rear yard, with plenty of space for the kids and pets to run around and explore with fabulous privacy on the easy-care lawn area. Valuable added extras include: built in 2008 with durable steel frame, a double garage with extra off-street parking space for storage of a caravan or trailer, an abundance of storage space throughout, two split system heating and cooling units, a rainwater tank, a 13.3kW solar panel system with 10kW battery, and a small garden shed. The Mount Compass Golf Course has recently been ranked among the top 100 Golf Courses in the Country, so to have that literally at your doorstep is pretty special. If you are not a golfer, then the surrounding flora and fauna are also a bonus and add to the overall appeal of this sought-after lifestyle location. Mount Compass has a lovely country community feel, with a great school and a recently upgraded shopping complex. It is conveniently located only a 20-minute drive to Victor Harbor, the award-winning McLaren Vale wine region, and approximately an hour's commute into the CBD if or when required. Get in quick as this rare opportunity to own a home with this incredible view, as well as close proximity to the Golf Course in one of Adelaide's finest locations won't last long! All floorplans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. Magain Real Estate Happy Valley (RLA 222182)