

# 33987 Princes Highway, Wandilo, SA 5291

## House For Sale

Thursday, 14 December 2023



33987 Princes Highway, Wandilo, SA 5291

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1 m2**

**Type: House**



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**\$689,000 - \$739,000**

Situated on approximately 3.2 acres of land in the coveted Wandilo area on the outskirts of Mount Gambier, this expansive four-bedroom family home boasts tranquility and seclusion. Framed by a delightful array of mature trees, the property ensures privacy from the road, accessible through a lengthy driveway. The solid brick home features a spacious front yard extending alongside, complemented by a sizable double roller door garage at one end and the main entrance centrally located along an extensive verandah. Upon entering the tiled hallway, the main living areas unfold on the left, while the bedrooms align on the right. Double French doors lead to the first living room, connecting seamlessly to the formal dining room and an open lounge room and kitchen through arched cutaways. The carpeted formal lounge room and dining room offer panoramic views of the front property, linked by arched doorways that flow into the family room. The family room features a built-in bar on the other side of the dining room for added convenience and luxury. A substantial wood-burning combustion fireplace graces the corner of the family room, ensuring warmth in the cooler months. The brickwork reveals dual cutaway arches leading to the open kitchen, which includes a breakfast bar overlooking the communal space. The solid kitchen boasts timber cabinets, ample storage, a walk-in pantry, a double sink with backyard views, a dishwasher, a large electric stovetop with a tiled splashback, and a built-in wall oven and grill. The kitchen opens to a long, tiled hallway with built-in storage, granting access to the laundry, family bathroom, and carpeted bedrooms. The front-facing bedrooms feature built-in robes and garden views, while the master bedroom at the far end enjoys a walk-in robe and an ensuite bathroom with a shower, vanity, and toilet. Adjacent to the ensuite, the final bedroom at the rear of the home faces the back garden and could serve as a guest room or study. A spacious family bathroom with a bath and separate frameless shower, along with a timber and porcelain vanity unit, is complemented by a separate toilet and a large laundry accessing the rear yard. Outside, a north-facing covered pergola overlooks a generous grassed yard, providing ample space for barbecues and entertaining. The beautiful garden features established roses and a stunning magnolia tree, creating an ideal setting for enjoying warm days with the opportunity for gardening. At the rear, a separate studio/granny flat offers versatility for accommodating guests, teenagers, or functioning as a home business or art studio (subject to council approval). The fenced yard includes garden beds and additional grassed areas, with a substantial shed toward the back suitable for a workshop or recreational vehicles. This fully established property, complete with a bore and rainwater, offers an expansive living space, ideal for families, with the added benefit of seclusion and privacy, all within close proximity to nearby schools. Extra Information: Council Rates / \$1,712.00 p/a approx. Emergency Services Levy / \$97.35 p/a Build Year / 1984 Land Size / 1.29ha 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](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.