

**398 Caroline Headquarters Road, Yahl, SA 5291**



**Acreage For Sale**

Friday, 3 May 2024

398 Caroline Headquarters Road, Yahl, SA 5291

**Bedrooms: 4**

**Bathrooms: 2**

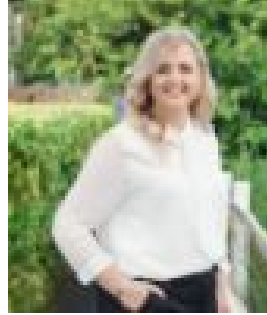
**Parkings: 2**

**Area: 4 m2**

**Type: Acreage**



Tahlia Gabrielli



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## Expressions Of Interest before 12pm 12th June 2024

EXPRESSIONS OF INTEREST BEFORE WEDNESDAY 12PM 12TH JUNE 2024 (UNLESS SOLD PRIOR) Ray White Mt Gambier proudly presents 398 Caroline Headquarters Road, Yahl, for sale. The property sits on approximately 10 acres and features a multi-textured, Limestone fronted double-story family home with unique architectural elements. This listing is all about lifestyle - with a spacious family home, beautiful gardens, a tennis court, vegetable plots and a pine tree plantation. Yahl offers fantastic rural community living and is just a short drive from central Mount Gambier. Yahl Primary is just a minute away. A short 10-minute drive to the CBD the four-bedroom family home sits just outside the town of Mount Gambier and is a short drive to beautiful locations of Little Blue Lake and Mount Schank. This unique home is accessed through a stone-fronted gravel driveway with grassed gardens, established trees lining the property, and a brick-paved path leading to the impressive entry. A central double glass door welcomes you into the home, floor-to-ceiling windows also sit on either side of the house offering enchanting views and abundant light. Upon entering the 6m plus high ceilings home, you are greeted with exposed timber structural posts hand-picked from Tasmania. An open-plan living and dining space overlooks the front garden and features a slow-combustion wood fireplace, a ceiling fan and the tranquility of filtered light. A double garage with secure entry sits to the left of the home, under the main roof and accesses an adjoining carport. Inside, the home bursts with character - featuring high ceilings, exposed timber beams and slate and Jarrah timber floors throughout the main living areas. An open-plan living and dining space overlooks the front garden and features a slow-combustion wood fireplace, a ceiling fan, floorboards and the tranquility of filtered light. A large country kitchen sits behind the living room - opposite the laundry room and a timber staircase with windows and room for storage. It features a solid wraparound cabinetry design with stainless steel appliances, including an under-bench electric oven, a ceramic cooktop and a range hood. A double sink overlooks the garden via full-width windows with blinds, and there is an under-bench dishwasher for convenience. A tiled splash back separates above and below bench storage with a pantry offering lots of space. A rear hall accesses two spacious bedrooms, a bathroom and a rumpus room. Both bedrooms are carpeted for comfort and provide built-in robes and views of the garden. The bathroom features a glass frame shower, a toilet, and a vanity with storage and a mirror. The rumpus overlooks the side and rear grounds and is comforted with carpets and heat shifters. It has an external door leading into the garage for convenience. The upper level opens into another spacious family room with floorboards and timber supporting pillars, creating a unique room with gorgeous views. A ceiling fan keeps the room cool in summer and makes the most of the rising heat from the lower levels in the winter. The main bedroom is simply huge. It has a private balcony, a large walk-in robe and a slate floor ensuite with a corner spa bath. It has a toilet, a vanity with storage, a skylight and a second door accessing the family room. A fourth bedroom sits adjacent. It is carpeted and offers pendant lighting and the versatility of use as a nursery or a home office. Outside, the property boasts multiple outbuildings, including a garden shed at the rear of the garage, a large double shed with dual adjoining wood sheds and a small shed next to the tennis court. A pergola/alfresco dining area sits to the rear right of the house and features supporting posts constructed from timber from the property. Beautiful green spaces surround the home with grassed gardens and a pine tree paddock. The property is lined by established pine, cypress, London plane and silver birch trees for a truly rural oasis with a combination of privacy and adventure on your doorstep. There is a lily pond with stone steppers and a delightful veggie garden - everything to keep the family busy. Contact Tahlia and the team at Ray White Mt Gambier to learn more about this incredible listing with unique features at every turn. RLA 291953 Additional Property Information: Age/ Built: 1993 Land Size: approx. 10 acres Council Rates: Approx. \$470 per quarter Rental Appraisal: The property is currently leased at \$450 per week until 03/12/2024 with an updated rental appraisal of \$500 to \$550 per week.