

**405 Yells Road, Moorak, SA 5291**



**Acreage For Sale**

Thursday, 9 May 2024

405 Yells Road, Moorak, SA 5291

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 11 m2**

**Type: Acreage**



Tahlia Gabrielli



Leearna Roberts  
0417919330

## Expressions Of Interest by 4pm 14th June 2024

EXPRESSIONS OF INTEREST BEFORE 4PM FRIDAY 14TH JUNE 2024 (UNLESS SOLD PRIOR) Ray White Mt Gambier is pleased to present 405 Yells Road, Moorak, for sale. The huge property sits on 11.71 hectares of green farmland with a solid rendered stone home offering everything for a growing family. Moorak is increasing in popularity as families enjoy the best of rural living with all the conveniences of Mount Gambier only a short drive and Moorak Primary School just 2-minutes away, toward the Golf Club and Blue Lake. The home offers privacy and tranquillity - sitting well off the main road - ensuring views from every angle. It is accessed from a long, tree-lined driveway with green paddocks at the front and rear. A concrete paved driveway accesses a double garage under the main roof with convenient internal access. The front entry is via a grassed garden with feature hedging leading to the verandah. A striking central door opens into the entry hall, displaying stunning floorboards. It accesses a gorgeous corner study/guest bedroom immediately to the left, featuring a trio of windows and carpets for comfort. The hallway extends to the rear and right of the home, accessing two front-facing double bedrooms, a bathroom and laundry opposite and a spacious rumpus at the far end. The rumpus room accesses the garden via double glass doors, features tiles and carpet and has a built-in media space with a projector for the ultimate movie or gaming experience. Both bedrooms are carpeted for comfort, with large windows overlooking the property and solid built-in robes. The contemporary-styled family bathroom features mocha floor tiles and floor-to-ceiling tiles. It offers a glass frame corner shower, a separate bath and a vanity with storage, a basin and a mirror. The toilet sits separately with a second basin and powder room area. The spacious main bedroom sits at the top of the central hallway, opposite the laundry and linen press. It features lovely carpets, a ceiling fan and a large window offering maximum views of the surrounding farmland. It benefits from a walk-in robe and an ensuite. The fully tiled ensuite bathroom offers a glass screen shower, a large vanity with abundant storage, a full-width mirror and a toilet. A large laundry and storage room sits opposite the main bedroom. It offers a large linen press and laundry area with bench space, additional storage, a wash trough and external entry to the rear verandah. The far end of the hall accesses an open-plan living room, kitchen and dining area, positioned to optimise views. The lounge features a trio of bay windows and a built-in wall-combustion fireplace with a ledge for extra enjoyment. The dining area sits on the opposite side of the kitchen with a ceiling fan overhead. It overlooks the rear of the property via another trio of contemporary bay-style windows for natural light and a tranquil perspective. The stylish kitchen sits between the living and dining space - directly overlooking the alfresco dining area ahead - accessed via double glass doors. The enormous kitchen offers gloss white and grey soft-touch cabinetry. It features stone benchtops and an expansive island breakfast bar accommodating a double sink, a dishwasher and cabinetry. Stunning grey gloss splashbacks line the back wall, where an electric wall oven/grill and a large gas cooktop provide ideal cooking conditions. This modern kitchen benefits from a huge butler's pantry and gorgeous views - everything for enhancing meal times with family and friends. The outdoor deck is an expansion of the original construction. It delivers a fully enclosable alfresco dining space with Merbau decking, a pitched roof and durable transparent pull-down screens that are attractive any time of year. The immaculate grounds are fed by town water, with large rainwater tanks supplying the home. A high-clearance shed accommodates recreational vehicles, cars, caravans, a workshop or perhaps a home gym - with a painted concrete flooring. It has sliding glass doors with roller door entrances for vehicles. This incredible lifestyle property also features biosystem sewage, instant gas hot water, handmade vegetable gardens, and two garden sheds in addition to the main workshop. Contact Tahlia and the team at Ray White Mt Gambier to learn more about this incredible lifestyle property. RLA 291953 Additional Property Information: Age/ Built: 2007 Land Size: approx. 11.71 ha Council Rates: Approx. \$654 per quarter. Rental Appraisal: A current rental appraisal has been conducted of approximately \$650 - \$700 Per Week.\*There would be the additional benefit if desired to agist the acreage / land for an additional cost as well if preferred