

**417 Vause Rd, Wandilo, SA, 5291**

**Sold Rural**

Wednesday, 26 July 2023



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**Bedrooms: 3**

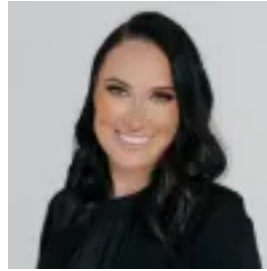
**Bathrooms: 1**

**Parkings: 6**

**Type: Rural**



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## Rural Setting On Edge Of Town

Welcome to 417 Vause Road, Wandilo Your next lifestyle property to call home!

This solid stone home with a quiet country setting sits amongst 10.75 acres and is one you won't want to miss! Enjoy the country air, the children playing free and your own hobby farm the dream starts here.

The front veranda provides a gorgeous view and is the perfect place to enjoy a wine & platter of an evening or a morning coffee as the sun rises.

As we move inside, you'll instantly fall in love with the solid polished timber floors, high ceilings & natural light that flows through the entire home.

Both the master bedroom and front lounge room encompass those gorgeous rural views of the neighbouring paddocks across the road. The front lounge is carpeted and is kept toasty with the slow combustion fire. The carpeted master bedroom contains floor to ceiling built-in robes & block out blinds. The remaining bedrooms boast the Baltic flooring, built-in robes and capture lovely natural light.

Formal dining room with open fireplace and finished with rustic-contemporary pendant lighting. Timber kitchen with meals area, electric cooking, dishwasher and plenty of cupboard space. Central bathroom with vanity, shower and bath, separate toilet.

The family room out the back of the property also offers a rural outlook and is a second living space for your family. Electric ducted heating and cooling to some of the rooms in the home keeps everyone comfortable all year round.

The semi enclosed paved pergola is where you'll spend the summer nights entertaining with barbeques while the children play.

Lots of room for storage here with colourbond shedding approx. 5m x 9.7m, storage room, storage shed, and additional galvanised shedding of approx. 9m x 8m. The colorbond shed boasts 2 roller doors and pot belly fire.

Fenced into 3 main paddocks, cattle yards, second toilet, established trees, bore, 2 rainwater tanks, chook yards, dog pen and fruit trees on offer. Reap the benefits of the 5kW solar system, consisting of 18 solar panels.

This wonderful lifestyle property sits on the north-western side of Mount Gambier and is only a few minutes' drive to Suttontown Primary School, Tafe SA, Uni SA, Service Stations / Roadhouse.

### Additional Information:

Land Size: Approx 10.75 acres

Building Size: Approx 172m<sup>2</sup>

Council Rates: Approx \$1200 per annum

Emergency Services Levy: TBC

Age of Building: Approx 1950

Rental Appraisal: TBC