

452 Cafpirco Road, Compton, SA 5291



Sold Other

Saturday, 12 August 2023

452 Cafpirco Road, Compton, SA 5291

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Type: Other



Tahlia Gabrielli

\$620,000

Expressions of interest by 12pm, September 15th, 2023 Ray White Mt Gambier is pleased to present 452 Cafpirco Road, Mount Gambier, for sale. This large rural property is located in Compton, just behind the Post and Rail Cooking School and moments from Echo Farm. The views over neighboring properties offer a lush green perspective and a real sense of country life - with all the conveniences of central Mount Gambier only a short drive away. The property includes a long, stretching driveway leading from the road to a stunning, equine-friendly property that comprises 4.99 acres of grassed land with horse shed and riding ring, two fully operational farm sheds and a delightful, updated three-bedroom family home. The property also offers fenced paddocks, vegetable plots, 4 x 22000 L rainwater tanks to satiate the land and animals, and solid enclosed spaces to accommodate any proposed plans. The homestead features a timber-fenced garden with a stunning front patio that takes in views in all directions. It offers a beautiful timber deck with an iron roof, timber beams and outdoor lighting for the perfect entertaining area. A stunning alfresco dining area has been created with roll-down transparent blinds so you can enjoy the views - rain, hail or shine. The main entry is a glass sliding door that opens into an incredible, modern, open-plan lounge room, kitchen and dining area with spectacular and surprising touches. The kitchen is immediately to the left, making the most of the front-facing aspect and offers a U-shaped design that enjoys a single sink overlooking the garden and stainless-steel appliances, including a stand-alone oven and range with an electric cooktop and a dishwasher for convenience. White cabinetry and marble look benchtops provide abundant storage and workspace with contemporary pendant lighting, cream walls, gloss splash backs, and floating floors, ensuring a stunning aesthetic. The stylish flooring flows throughout the communal area, with the dining and living areas enjoying views via large windows. The space is comforted with reverse-cycle air conditioning positioned to flow through to the hallway, where three double bedrooms and a combined bathroom laundry are accessed. Each bedroom is carpeted with ceiling fans and large windows with security blinds, further enhancing comfort. Each benefit from lovely views and are neutrally decorated with two offering large built-in robes. The family bathroom is fully tiled with white walls and a terracotta-colored floor; a glass shower with mosaic tile details and a rain shower head sits opposite a bath with a vanity offering storage between and a toilet in the corner. It also offers a wash basin and laundry area for convenience. This listing is all about the outdoor spaces and shedding - perfect for families, couples with horses, or those who wish to offer agisting facilities or training - or want to cultivate the ultimate rural lifestyle. Two huge sheds are slightly elevated from the home with timber/concrete retaining walls surrounding compacted earth where animals can be led, sheltered, groomed and fed. The closest offers four roller door bays, a large activity/rumpus room and a semi-complete bathroom with a door at the far end. It is powered and plumbed and could be utilised for holiday lets, retreats or farm experiences. The second shed is of similar size, with two roller door entry points and a central doorway. Whether you have an already established business or hope to build on a dream - the possibilities for these enormous spaces are endless. This property has the opportunity for further expansion, renovation, workshops and farming, recreation and even distillation potential (STCA). If you can dream it, you can realise it - all within a short commute of Mount Gambier's amenities, schools, shopping and roads that lead to other adventures. Your rural lifestyle setting awaits. To learn more about this immaculate property and the stunning area, contact Tahlia and the team at Ray White Mt Gambier. Phone directly to book your viewing and avoid disappointment. RLA - 291953 Additional Property Information: Age/ Built: 2011 Land Size: 4.99 acres Council Rates: Approx. \$1400 p/a Rental Appraisal / Income Potential: 452 Cafpirco Road, Compton offers a variety of leasing options some include the property as a whole (house, shed and land), the house and sheds leased individually and then also the option of agisting the land. Please contact us to discuss these options and pricing further if this is of interest to you.