

51 Orchard Road, Moorak, SA 5291

Sold Lifestyle

Saturday, 18 November 2023

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Bedrooms: 4

Bathrooms: 2

Area: 22 m2

Type: Lifestyle



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The property is situated 5 kilometres from the central business district of Mount Gambier, and just a few minutes drive from the iconic Blue Lake and golf course. This prized location offers the privacy and tranquillity of rural lifestyle, with the conveniences of South Australia's second largest city. The Mount Gambier airport is located within 16 kilometres, providing easy access to Adelaide and Melbourne. The property boasts highly fertile volcanic soils currently growing a productive lucerne pasture (Sardi 7 variety) sown in 2016 over the arable portion of the land. The first crop of lucerne was taken as hay in 2017 and has since been managed and fertilised for maximum production. Historic annual average rainfall is 713mm pa. Superbly elevated in a prized Moorak location with enviable mountain views, this elegant 2 storey, 4-bedroom residence offers the epitome of tranquil country living, just minutes from the CBD. The home is introduced by a gently rising, sealed driveway lined with established Manchurian pear trees that give lush, glossy green foliage in spring and stunning warm hues in autumn. It sits amongst a park-like garden setting of verdant lawns, rose bushes, box hedges, stone wall features and a variety of mature trees. An undercover, paved alfresco area provides the idyllic setting to entertain and absorb the peaceful surroundings. Vast windows to the north, east and south draw this natural beauty into the home, which has been carefully enhanced to retain its charm while offering modern living conveniences. Downstairs presents an expansive formal living room, opening onto a tiled sunroom that teems with warmth and light, and a discreet study with a floor-to-ceiling library. A central bathroom is fully tiled with a generous soaking tub, and a substantial laundry is equipped with ample storage. A guest bedroom sits opposite a magnificently appointed formal dining room with ornate features and polished timber floors. For day-to-day living, a second dining setting in the kitchen area provides plenty of room for relaxing and casual entertaining. The kitchen features modern stainless-steel appliances including a Baumatic 900mm bench electric oven, Miele dishwasher, electric bench hot plates, and double sink alongside extensive storage. To the south, large windows offer unobstructed views over undulating fields to Mount Schank. Nestled beneath the polished timber floors is a concealed 3 x 3m concrete lined wine cellar that will capture hearts young and old. For warmth, a slow combustion heater and open fireplace will appeal on cosy winter nights, while two split air-conditioning systems ensure year-round comfort. The energy needs of the home are provided by a 20-panel solar system. Upstairs features three large bedrooms, all with built in robes and unique views, and a second bathroom. This private section of the home also includes accessible annex storage and ducted, evaporative air conditioning. Mains water is connected to the property as well as a significant Stock and Domestic bore with electric submersible pump. A very detailed Information Memorandum is available from the selling agents upon request which contains the terms and conditions of this sale.