

540 Proctor Road, Mount Compass, SA 5210



Lifestyle For Sale

Saturday, 6 April 2024

540 Proctor Road, Mount Compass, SA 5210

Bedrooms: 5

Bathrooms: 2

Parkings: 8

Area: 6 m2

Type: Lifestyle



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Expressions of Interest - Guide \$1.5m+

Welcome to your dream lifestyle property on Proctor Road, Mount Compass! Nestled amidst the serene countryside, this expansive 5-bedroom family home offers an idyllic retreat for those seeking space, comfort, and a taste of rural living on a 15-acre parcel of land. Step inside to discover the generous proportions of this residence, boasting three distinct living areas that provide ample space for relaxation and entertainment. The solid timber flooring that graces the living areas exudes warmth and character, while plush carpets in the bedrooms offer comfort underfoot. The heart of the home, the country kitchen, is a delight for aspiring chefs, featuring charming white cabinetry, complemented by timber benchtops. Whether preparing a family meal or hosting gatherings, this kitchen provides both style and functionality. Indulge in luxury with the recently renovated family bathroom and en-suite, offering modern fixtures and finishes that elevate everyday living. Retreat outdoors to the expansive entertaining area, complete with a sparkling swimming pool, perfect for hosting summer barbecues or enjoying leisurely afternoons in the sun with rural vistas down the Bahloo Glen. For those with a passion for horses, this property presents an equestrian haven, featuring a well-equipped arena with shelter and well-fenced paddocks, ensuring the utmost in safety and comfort for your equine companions. Additional highlights include an impressive 18m x 6m shed with a massive hardstand turnaround area, ideal for storing vehicles, machinery, or pursuing hobbies. Plus, with an 8.2kw solar system in place, you can enjoy energy efficiency and reduced utility costs. Escape the hustle and bustle of city life and embrace the tranquility of country living at this exceptional property on Proctor Road. Don't miss your chance to make this your forever home where every day feels like a holiday. Schedule your private viewing today!

Key Features: * 4 large bedrooms all with robes * Flexible floorplan with 3 living areas and study/5th bedroom * Combustion fire and multiple ceiling fans * Swimming pool (solar heated) * Horse arena and shelter with appropriate fencing * Further paddock suitable for livestock * Stock troughs to all paddocks * 18m x 6m shed with concrete floor and power * 8.2kw Solar System * 2 x Hot Water Systems (Gas and Electric) * Bore (stock and domestic: TDS 381 mg/L) * 67,500l RWT

Travel: * Minutes to local services: school, hotel, sports clubs in Mount Compass * 20 minutes to South Coast or Mid Coast beaches * 55 minutes to Adelaide Int'l Airport

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833