

61 Ob Flat Road, Ob Flat, SA 5291



Acreage For Sale

Saturday, 18 November 2023

61 Ob Flat Road, Ob Flat, SA 5291

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 8 m2

Type: Acreage



Tahlia Gabrielli



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Expressions of Interest by 20th December 2023

EXPRESSIONS OF INTEREST BY 12PM WEDNESDAY 20TH DECEMBER 2023 (UNLESS SOLD PRIOR) Ray White Mt Gambier is pleased to present 61 OB Flat Road, OB Flat, for sale. The 21.5-acre property is situated just outside of Mount Gambier. It offers a beautiful family home with exquisite gardens, lots of shedding and farmland/paddocks. The home is in proximity to Yahl and Moorak - both offering great primary schools and having the bus run available in the area, with Central Mount Gambier just a 10-minute drive. The home is ideal for raising a family, working, and cultivating a rural lifestyle with conveniences close by. The property is accessed by a double driveway that meets in the middle. It is surrounded by a lovely, landscaped front garden with established trees and plants. A garden bed sits before an impressive wrap-around verandah. The picturesque house is accessed through a pitched entry and into a foyer that has a study nook at the far end. The foyer has double doors to either side, opening into two large, front-facing living areas. The family room sits to the right and overlooks a large outdoor entertaining area at the rear. It is carpeted and comforted with reverse cycle air conditioning and a stunning combustion fireplace with a slate hearth and polished timber surround. Glass doors access the pergola, and an interior door accesses a hallway with three bedrooms and the family bathroom. A large front-facing bedroom features a bay window, pendant lighting and a feature wall. It benefits from double timber doors that lead into a smaller bedroom with built-in robes that would function fantastically as a nursery or a home office. Bedroom two faces the rear garden via large windows with a timber frame and day and night blinds and offers a built-in robe. Each room is carpeted for comfort and sits close to the family bathroom. The bathroom offers a large vanity unit with storage and an overhead mirrored medicine cabinet. It has a shower and a separate bath with a frosted window overhead. The toilet sits separately for privacy. Double doors to the left of the entrance access an open-plan dining, living room, kitchen and rear dining space. This area boasts beautiful timber floors and an elaborate gas fireplace with mantle surround and windows overlooking the front garden. A unique, solid timber kitchen sits at the back of the living area. Beautiful cabinetry features in this space, offering abundant storage, including a walk-in pantry. A double sink with leadlight cupboards overhead looks onto the alfresco dining space with a unique polished timber surround. A bespoke timber and marble breakfast bar sits between the washing and cooking areas. A large stainless-steel oven, gas cooktop and range with a marble splashback provide the ultimate chef station - close to the living room for a communal experience. The rear dining area/sitting room leads to the rear-facing main bedroom and combined bathroom/laundry. The main bedroom features timber floors and reverse cycle air conditioning and has private access to the balcony/verandah via glass doors with security screens. A spacious walk-in robe with access to the dining area sits opposite. An enormous, tiled, luxury ensuite offers a beautiful spa bath under a large window with blinds for privacy. A separate tiled rain shower with a walk-in entry is adjacent to the bath and toilet. A large vanity area offers storage, a mirror, heat lamps and a laundry area with an exterior door to access the carport and rear verandah. Outside, the fully enclosed alfresco space creates another functional area for the family to enjoy. It accesses a paved carport and the spacious timber verandah via sliding glass doors. This is an entertainer's dream, overlooking an immaculate garden with a double shed featuring a loft at the rear. A second pergola offers a huge barbeque area that is paved, covered and enclosed with transparent mesh blinds. Stroll through the beautiful gardens and explore the vegetable plots, fruit trees and flowers - an oasis where children's imaginations can blossom with the changing seasons. The home benefits from touchpad instant hot water in the kitchen, rainwater and town water for the gardens, and an enormous amount of space to entertain, relax, work and play. It also benefits from 3.6 kW solar system. Contact Tahlia and the team at Ray White Mt Gambier to learn more about this incredible property. Phone directly to book your viewing and avoid disappointment. RLA - 291953 Additional Property Information: Age/ Built: 1991 Land Size: 19.9 acres Council Rates: Approx. \$445 p/q Rental Appraisal: A rental appraisal has been conducted of approximately \$460 - \$490 per week with the option to earn additional income from leasing the land.