

# 763 Clezy Road, Mingbool, SA 5291

## House For Sale

Friday, 9 February 2024



763 Clezy Road, Mingbool, SA 5291

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1 m2**

**Type: House**



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**\$340,000 - \$360,000**

Sarnia Jnr – a cute country cottage oozing charm and character located approx. 18kms North of Mount Gambier. Based off the main highway this ideal hobby farm would suit all horse enthusiasts or someone looking to escape from the bustling city centre. Set on 1ha (or 2.471Acres) this 1950's Mount Gambier Stone home has been renovated and features all the modern-day amenities you would expect to live a comfy lifestyle whilst preserving its original charm. Upon entrance you will notice how light and bright the home feels. A neutral colour pallet and wooden cabinetry pairs well together with hanging lights in the lounge and dining room. The kitchen has been well designed and includes built in oven, microwave, hotplates and rangehood giving you maximum bench space whilst still having ample cupboard storage. A slow combustion fire heats the home and has been built into an old fireplace in the lounge room, once again maximizing the space for seating arrangements. Enjoy the luxury of the extra family room or if you require, turn back into a 3rd bedroom. Stunning Jarrah built in robes feature in the enormous main bedroom and are complimented with cream drapery and wooden treatments. A slightly smaller second bedroom can be found to the rear of the home which include cream valances and holland blinds. Outside you will find a large 5.7m x 6.4m (approx.) semi enclosed paved pergola- perfect for outdoor entertaining. Surrounded by cute lattice with creepers, and laser light, as well as protection from the weather from 2sides you will find yourself out hear often, overlooking the scattered gums in your own private oasis. A 3.2m x 7.4m fully enclosed garage and 11.9m x 5.8m shed complete the property and allow for generous storage of vehicles/ caravans/bikes as well as all those personal belongings built up over the years. These country properties don't come up very often so don't leave it too late to inspect or you might be disappointed.