

8 Birkdale Court, Worrolong, SA 5291



House For Sale

Friday, 14 June 2024

8 Birkdale Court, Worrolong, SA 5291

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 875 m2

Type: House



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\$769,000 - \$799,000

Ray White Mt Gambier is pleased to present 8 Birkdale Court, Worrolong, for sale. The property sits between the Mount Gambier Golf Club, Aramanta Reserve, and Don MacDonnell Reserve, with St Martins College only moments away. The house is just over 10 years old and has been recently updated to include luxury features. It offers a high-clearance double garage and shed with remote doors, and an exquisite outdoor entertaining area. The property benefits from a double concrete driveway, with a double garage under the main roof on the left and a sloping concrete driveway to the right. It provides secure electric gate access to the rear shedding and backyard, ensuring plenty of space for recreational vehicles. The main entry is central to the home and is accessed via a neat front garden with stone borders. A covered portico with supporting pillars lends design aesthetic and protection from the elements. An entry foyer and hall featuring floating floors access the garage to the left, with a front-facing living room/home theatre and the main bedroom to the right. An open-plan family room, dining room, and kitchen are straight ahead. The living room/media space is carpeted and has ducted heating which runs throughout the home, and a ceiling fan for comfort. It features a trio of windows overlooking the garden. A solid black media wall creates the ultimate space for enjoying gaming, movies, and sports entertainment. The bedroom is also carpeted and comforted with a ceiling fan. It benefits from block-out blinds and curtains, a large window offering natural light, and stunning pendant lighting on either side of the bed. The spacious room offers a walk-in robe and an ensuite-separated by a separate toilet. The ensuite features a large glass frame shower, windows with blinds, heat lamps, a solid vanity with storage, a large mirror, and a stone look benchtop. Floating floors continue from the entry into the kitchen and dining area, which overlooks a beautiful alfresco dining space accessed via sliding glass doors. The kitchen is updated with new appliances, including a large induction cooktop with a dark grey tiled splashback, a double oven with a steam roast, and a double-drawer dishwasher. It features stunning white stone worktops and a wraparound worktop breakfast bar with a double undermount sink and flawless chrome tapware. A white and matte black contrast of sleek cabinetry above and below the benches gives the kitchen a sophisticated modern feel, with contemporary lighting above the breakfast bar, and a large Velux for optimum light. The family room is at the rear of the kitchen/dining space. It is carpeted and features reverse-cycle air conditioning, storage, and an inconspicuous bar nook-treat yourself! It accesses a hallway that leads to three double bedrooms, a family bathroom and a laundry. The gorgeous three-way design bathroom features black floor tiles. It provides a powder room with a stone vanity offering lots of storage and a full-width mirror, a separate toilet for privacy, a shower room with a large, glass-frame rain shower, and a separate bath under a frosted window. The fully equipped laundry provides a linen press, wash trough, benches and convenient access outside. All three double bedrooms enjoy the comfort of carpets and ceiling fans, with large windows with blind and curtain coverings and built-in robes. The outside entertaining area is uncompromised, with a stunning barbeque area, benchtops, strip heating, and an incredible, fully integrated wood-fired pizza oven with a below-bench wood store-incredible! This fully enclosed and decked area is an extension of the home, with contemporary outdoor dining, lighting, cooking, and media-it's the ultimate space for enjoying weekends at home-where would you rather be? The outdoor area incorporates a rainwater tank, 5 Kilowatt solar panels, a low-maintenance grassed garden, high tree-lined fencing, a clothesline, and a convenient tap. This luxury home is not only perfect in design, location and fully integrated features, but it offers so much for families who love to entertain, enjoy recreation and refuse to compromise on a tasteful design. Contact Learna and the Ray White Mt Gambier team to learn more and to book your viewing today. RLA 291953 Additional Property Information: Age/ Built: 2013 Land Size: approx. 875m² Council Rates: Approx. \$486 per quarter Rental Appraisal: A rental appraisal has been conducted for approximately \$600 to \$640 per week.