

86 Yells Road, Moorak, SA 5291



Sold House

Tuesday, 15 August 2023

86 Yells Road, Moorak, SA 5291

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 4 m2

Type: House



Tahlia Gabrielli

Contact agent

EXPRESSIONS OF INTEREST BY 4PM 5TH OF JUNE 2023 (UNLESS SOLD PRIOR)Ray White Mt Gambier is pleased to present 86 Yells Road, Moorak for sale. This ten-acre lifestyle property packs a punch. The home is located on the outskirts of Mount Gambier, just a few minute's drive from the famous Blue Lake. The property neighbours Noski Wines, with the Moorak Tennis Club and the Moorak Primary School just a short walk. It offers solar power, multiple outdoor entertaining areas, and spectacular gardens with double shedding, including a studio. Properties of this size and quality in such a desirable location are seldom available, making it an exciting entry to the market. Entry to the house is via a stunning white timber farm fence with a long country driveway sweeping around to the rear of the home to a spacious carport. The spectacular Limestone house sits before an immaculate grassed front garden with landscaped hedges surrounding a Victorian verandah. A solid door leads into a timber floorboard entry hall with high ceilings and pendant lighting. A gorgeous front-facing bedroom sits immediately to the right. It overlooks the garden via large windows with Holland blinds for privacy and comfort and offers a built-in robe. An almost identical bedroom sits behind, facing the side of the property. To the left of the entry is another front-facing double bedroom that benefits from split-system comfort and Holland blinds. The main bedroom sits on the far left of the home, with windows facing both the front and side of the property. This spectacular bedroom has it all, including a spacious walk-in robe and a modern ensuite. The bathroom is tiled and features a glass frame shower, a grey woodgrain vanity unit with a large double mirror and a toilet. A stunning leadlight feature sits above the entry between the main bedroom and a gorgeous lounge/sitting room. This room features timber floorboards and a beautiful fireplace with an intricate timber mantle and red tiled hearth. The family bathroom is adjacent, accessed from a split, L-shaped hallway that also accesses the left-side alfresco dining space and the laundry. This gorgeous modern bathroom is fully tiled in complementary colours with a huge, frameless glass walk-in shower and a separate, deluxe bathtub for ultimate relaxation. A stylish double basin vanity sits to the left of an elegant towel rail and provides storage and a mirror. The toilet is separate for privacy and convenience. A rear-facing laundry room with abundant storage and a wash trough has been cleverly converted to incorporate a study nook/sunroom. It features a built-in workstation with leadlight window panes and lots of natural light. The rear of the house is a gorgeous communal living space with tiled floors in the kitchen and dining spaces and carpet in the family room, which opens onto both a side and rear deck/pergola via glass doors with Holland blind window coverings. The family room is comforted with a stunning wood burner built into an original fireplace, updated timber mantle surround, and gothic-style brickwork. The pristine kitchen boasts white cabinetry with stone work surfaces, a pantry, and a breakfast bar with contemporary drop lighting. The luxurious design includes stainless steel appliances, including a dishwasher and a large electric oven with a gas cooktop and a range. A single sink overlooks the rear deck/second alfresco dining space-the dining area to the right benefits from a large split system that comforts the communal area. Outside, there are three separate sitting and entertaining areas. The rear deck offers dual ceiling fans, a large, built-in combustion fireplace and pull-down blinds to enclose the space for ultimate comfort with centenary views. The garden beyond accommodates a gorgeous gazebo with a built-in wood-fired pizza oven. There is a large carport with an attached shed adjacent, and two large rainwater tanks feed the garden, servicing the paddocks for stock water. The relaxing outdoor spaces continue to impress with a paved firepit space, a paved dining area, an abundance of fruit trees, deciduous trees and stunning grassed play areas. The remaining acreage is split into fenced, grassed paddocks, ideal for a hobby farm or livestock, equestrian pursuits or recreation. To learn more about this unique, stunning and spacious property, contact Tahlia and the Ray White Mt Gambier team today. Phone directly to book your viewing and avoid disappointment. RLA - 291953 Additional Property Information: Age/ Built: 1910 Land Size: 10 acres Council Rates: Approx. \$1783.00 p/a Rental Appraisal: A rental appraisal has been conducted of approximately \$650.00 - \$700.00 per week