

9 Kooyonga Court, Worrolong, SA 5291

Sold House

Wednesday, 11 October 2023



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Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 877 m2

Type: House



Al Lamond



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Contact agent

Live amongst the beautiful naturalistic trees and wildlife to enjoy the county club like lifestyle in the exciting Attamurra Golf Course Estate. You don't have to be a golfer to enjoy everything this prestigious housing estate has to offer but if you are that's a bonus. Just on 12 months old this near new open concept contemporary look living with a huge kitchen as the center point, long island bench, enormous amount of cupboard space all trimmed in a sleek white finish, gas cook top, electric oven, plumbed fridge space all overlooking the delightful family room with split system air-conditioning and plenty of northern sun with views out to the private rear lawn area, adjacent to the kitchen is the dining space with sliding glass door access out to the generous undercover alfresco, perfect for entertaining while gazing out watching the children or grandchildren play safely in the secure back yard. The master bedroom is positioned at the rear, complete with ceiling fan and a generous size ensuite bathroom with walk around shower (no door) walk thru closet storage along the entry of the bedroom. The home offers a further three bedrooms all with built in robes plus ceiling fans, a central positioned bathroom and separate toilet plus powder area. A modern look laundry room with abundance of storage. Beautiful established private gardens vehicle accessible with a generous size shed approx. 7.5 X 9 with 3.5 high clearance roller doors, concrete floor, power and lights, perfect for caravans. Extra features this property offers include, ducted gas central heating, 5,000 litre rainwater tank plumbed to parts of the home for supplemented usage. This home is versatile to fit any style of living at any phase of life, positioned in a grand housing estate. Extra Information: Council Rates / \$1499.24 p/a PLEASE NOTE:- The rated amount reflects vacant land as rates have not updated since home build completion. SA Water Supply Charge / \$70.80 p/qtr SA Water Sewer Supply Charge / \$137.54 p/qtr Estimate Emergency Services Levy / \$88.35 p/a Independent Rental Appraisal / T.B.A p/w Land Size / 877m² Build Year / 2022 Council / City of Mount Gambier Zoning / Golf Course Estate Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. Please read the Consumer and Business Services Form R7 http://www.cbs.sa.gov.au/assets/files/form_r7_warning_notice.pdf in reference to any financial or investment advice contained within this communication. Liability limited by a scheme approved under Professional Standards Legislation.