

**17 Buffalo Crescent, Mount Gambier, SA, 5290**



**House For Sale**

Thursday, 24 October 2024

17 Buffalo Crescent, Mount Gambier, SA, 5290

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Sarah Barney  
0887264400

## Stunning lifestyle home with tonnes of space close to Aramanta Reserve

EXPRESSIONS OF INTEREST BY WEDNESDAY 5PM 20TH NOVEMBER 2024 (UNLESS SOLD PRIOR)

Elders Mount Gambier is pleased to present 17 Buffalo Crescent, Mount Gambier, for sale.

Welcome to your spacious new forever home, meticulously styled to perfection and locally built by Darren Kuchel. It is located at the far end of a quiet cul-de-sac overlooking Aramanta Reserve, with St Martins Lutheran College nearby. It sits on a massive allotment of 1,237m<sup>2</sup> with secure outdoor spaces for entertaining and relaxing.

The house benefits from dual concrete driveways, the left leading to a large rear shed with secure double roller doors and a fitted-out man cave complete with a toilet.

The second driveway leads to a secure double garage under the main roof with convenient internal access. A tidy front-lawn leads to a covered portico and into the large entry foyer. A central horizontal hallway accesses all areas of the home.

The main bedroom sits immediately to the left. Enormous and beautifully decorated, it boasts large windows offering natural light, soft grey carpets and a ceiling fan. A feature wall disguises a walk-in robe and ensuite behind, with pendant lighting on either side of the bed. The robe is fully fitted with the bathroom to the far right. The bathroom is cleverly designed, providing a vanity area with lots of storage and a full-width mirror, and pull-out storage separating it from the toilet and giving privacy. A walk-in shower sits behind the wall to the right and is tiled from floor to ceiling.

A home office/study or nursery sits just off the main bedroom. Two generous living rooms sit at the rear of the home, both overlooking the garden. The left living room provides carpeted floors, and large windows and double doors for privacy. The central living space is carpeted and comforted with a slow-burning fireplace. It leads through to an open plan, front-facing kitchen and dining room.

The stunning kitchen features solid cabinetry and marble look worktops. A modern breakfast bar provides marble pendant light shades and accommodates a double sink, a dishwasher and storage.

The rear of the kitchen offers lots of bench space, above- and below-bench storage and a fridge recess. Fantastic cooking appliances include a large stainless-steel oven with a gas cooktop, a stylish stainless-steel rangehood, and a tile and mosaic stone feature splashback. More cabinetry and workspace fill out the kitchen and provide a Butler's pantry through a charming sliding door.

The kitchen and adjoining dining space overlook the front and right side of the property via large windows.

A spacious, tiled, fully enclosed porch/alfresco dining space sits off the kitchen, accessed through double sliding glass doors. This inventive space offers year-round enjoyment and versatility.

Three generous bedrooms sit to the right of the living and dining areas. Each is carpeted and has built-in robes, large windows and ducted comfort.

A functional family bathroom offers a powder room with a full-width vanity, storage and a mirror, a separate toilet, and a separate washroom. The washroom boasts a frameless glass shower with a convenient wall cut-out and a separate bath. It features luxurious tapware and towel rails.

The laundry is adjacent and sits at the far end of the home. It offers storage, a wash basin and outdoor access.

The stunning home provides a vast, grassed rear garden-secured by high fencing and accessed from a side gate. It is perfect for pets and children and includes a play area.

Contact Sarah Barney at Elders Real Estate, Mount Gambier, to book your viewing and avoid disappointment

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