

# 5 VICTORIA TERRACE, Mount Gambier, SA 5290



## House For Sale

Thursday, 4 July 2024

5 VICTORIA TERRACE, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 800 m2

Type: House



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## Expression of Interest (USP) by 19/07/24

Introducing 5 Victoria Terrace; a one-of-a-kind custom high-end home. Discover the epitome of luxury living with this exquisite custom-built home, meticulously crafted locally with the utmost attention to detail. Nestled in a highly sought-after central location, this property offers the perfect blend of convenience and sophistication. Boasting an impressive 402 square meters approx. of living space, this home is a true masterpiece, designed to captivate and inspire. The architectural brilliance shines through with its eye-catching design, making a bold statement in the neighbourhood. Built in 2005, this Federation-style residence is ideally situated near all essential amenities, including Vansittart Park and the bustling Commercial Street with its popular shops and cafe/restaurants. Immerse yourself in the tranquility of this quiet neighbourhood, while still enjoying easy access to everything you need. As you approach the property, you are greeted by a stunning bullnose verandah, complemented by a tiled floor that stretches along both street frontages. The solidly built elegant Tasmanian Sandstone, Limestone, and steel fence adds an extra touch of elegance and security. Step inside and be welcomed by the grandeur of this home. The front entrance features beautiful lead lighting glass, setting the tone for the exceptional craftsmanship that awaits you. The Tasmanian Sandstone construction, adorned with quoin-patterned Limestone and an iron roof, exudes timeless charm. The interior is nothing short of spectacular. Large Custom Cedar timber windows allow natural light to flood the rooms, offering picturesque views of Vansittart Park and Commercial Street. With high 3.3 meter ceilings adorned with plaster cornice patterns, every space feels open, airy, and inviting. The kitchen is a chef's dream, equipped with high-end appliances such as a dishwasher, Miele electric cooking and built in Miele microwave. Ample storage with stunning custom-made Jarrah timber cabinetry. The magnificent marble surface adds a touch of opulence, making meal preparation an experience. The open-plan living area seamlessly combines the kitchen, dining, and living spaces, creating a spacious and versatile layout perfect for entertaining guests. Underfloor heating and reverse cycle air conditioning provide year-round comfort. The master bedroom is a sanctuary of luxury, with an ensuite and walk-in robe. Two additional bedrooms offer ample space and built-in custom Cedar timber wardrobes. The main bathroom includes a comfortable spa for ultimate relaxation. A separate main toilet with a wash basin adds convenience for residents and guests. Safety and efficiency are paramount in this home. The floor level is elevated above average ground levels, ensuring protection from excessive stormwater. Two underground rainwater tanks were engineer designed for space saving, provide a sustainable water supply, further enhancing the eco-friendly features of the property. The secure garage under main roof features two 3 meter high entrances, accommodating larger vehicles such as boats or caravans. Ample storage space is available with built-in cupboards, while the driveway can accommodate two additional vehicles. Outdoor living is a dream with the gable timber-framed Alfresco area, complete with a built-in, all stainless-steel cooking space and a magnificent Tasmanian Sandstone chimney. The recently renovated gardens, with their inground sprinkler system, create a serene outdoor oasis. This home is truly a work of art, one of a kind, offering a quality and appealing lifestyle for discerning buyers. Whether you are a recent retiree, a professional couple, or a growing family, this residence caters to your desires for refined living in a central location. Don't miss the opportunity to make this extraordinary property your own - an investment in luxury and convenience that will stand the test of time. Council Rates: approx. \$ TBA per annum SA Water Supply: approx. \$ TBA per quarter SA Water Sewerage: approx. \$ TBA per quarter