

55 Tollner Road, Compton, SA 5291



House For Sale

Wednesday, 10 July 2024

55 Tollner Road, Compton, SA 5291

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 704 m2

Type: House



Learna Roberts
0417919330



Tahlia Gabrielli
0438883992

\$449,000 - \$469,000

Ray White Mt Gambier is pleased to present 55 Tollner Road, Compton, for sale. This solid stone-built 1960s house is updated throughout and boasts stunning character timber features. The property is close to the West Gambier Sportsman's Club, The Railway Walking Track and the BMX track. Potters Point Lookout, Centenary Tower, and the Valley Lakes are just a short drive -with Tenison Woods College just a 2-minute drive. The home is accessed via a tidy, low-maintenance front lawn with solid stone walls to either side. A concrete driveway leads to a secure double-car garage under the main roof. A quaint portico with slate steps leads into a semi-open living room and kitchen. The living area sits to the left, overlooking the front garden via large windows. It is comforted with soft grey carpets and reverse-cycle air conditioning. A stone-feature wall accommodates a built-in media area with storage. The kitchen sits opposite, overlooking the garden via two large windows, allowing natural light to filter in and offering contemporary block-out blinds. The large kitchen has been updated and features solid cabinetry with stone look worktops, a breakfast bar with a dishwasher, a double sink, a modern gloss splashback with an induction cooktop, and a stainless steel and glass range hood. A stainless-steel wall oven and microwave recess sit adjacent to the cooking area, with ample storage and a corner pantry surrounding it. A central hallway accesses three double bedrooms and a study. All bedrooms are carpeted for comfort and have large windows with day and night blinds. Bedroom four is spacious with a full-width built-in robe and could be utilised as the main bedroom. Bedroom two overlooks the front garden and is opposite the laundry and the bathroom. The bathroom retains character features, including a fully tiled shower over the bath with original tapware and a soap holder. A modern vanity sits opposite the shower, with ample storage and a large mirror. A spacious, carpeted family room/rumpus sits at the rear, accessing the main bedroom, the garage and the verandah. This versatile space features a stunning handcrafted timber bar with a double sink, bottle stores, a gorgeous bench and a marble tile surround-ensuring spilled drinks are no hassle. Exposed timber beams and a combustion fireplace give this room a warm, organic ambience-with full-width windows and a sliding glass door ensuring optimum light and views of the rear deck. The main bedroom is carpeted and features exposed timber beams and above-head windows, creating a romantic feel. It can be used as the main bedroom, guest room, or yoga/music space. The full-width rear deck leads down to a low-maintenance grassed garden that accesses a storage room attached to the rear bedroom. It has a central clothesline and is enclosed with high fencing for privacy and security-with ample space for children and pets to enjoy. This lovely property blends contemporary updates with original character features to create a welcoming home for family and guests. It is an ideal space for a young family. It would also make a great investment property with the potential for high rental return. Contact Leearna and the Ray White Mt Gambier team to learn more and to book a viewing of this charming home, which is sure to pleasantly surprise you. RLA 292953 Additional Property Information: Age/ Built: 1968 Land Size: 704m² Council Rates: Approx. \$332.02 per quarter Rental Appraisal: A rental appraisal has been conducted for approximately \$410 to \$440 per week