

**Lot 2160 Monument Road, Coober Pedy, SA, 5723**



**Sold House**

Monday, 26 June 2023

Lot 2160 Monument Road, Coober Pedy, SA, 5723

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Misty Mance

## Stunning 4 bedroom dugout retreat with garden areas!

Private, elegant four bedroom family dugout retreat with all the comforts, one of the nicest purpose-built dugouts in Coober Pedy - including an established garden area!

Located just off the Stuart Highway this home is a few minutes' drive to town centre, school and sporting facilities and only awaiting a new owner to enjoy this tranquil, unique and stylish underground home.

For the master chef at heart, cook up a feast in this kitchen with a gas stove top and electric oven in cabinet, double sink, plenty of timber cupboards, benches and breakfast bar. Space for the fridge and walk-in pantry with shelves.

A large window in the kitchen behind the gas cook top helps ventilate the area by exhausting directly to the outside plus provides natural sunlight to the open kitchen and dining areas. Fully tiled.

Main entry by glass sliding door into the dining area. An infusion of earthy pale yellow bricks with the natural sandstone creates a beautiful contrasting style to this space.

Large living area, fully carpeted with a TV alcove, additional alcove shelf and a vivarium alcove. Plenty of room to stretch out while enjoying a good flick.

Spacious and fully tiled main bathroom with shower over bath, vanity basin and toilet plus corner shelves. This bathroom is dated.

The master bedroom is curvaceous and generous in size, carpeted and with a window, allowing additional lighting and climate control. With access to the main dugout plus a personal access door to the ensuite, spare room 'reading room' and laundry areas including a second personal access door to the dugout.

The ensuite (2nd bathroom) is modern and includes a spa bath, shower, vanity basin and toilet. This area is generous in size with plenty of room for cabinetry and is fully tiled.

The spare room 'reading room' has a split system air conditioner plus ceiling fan and provides access to the laundry which is spacious and includes a trough. Both areas including the short hallway (between ensuite & 'reading room') has vinyl timber style flooring.

The second, third and fourth bedrooms are generous in size with 3 door BIR's, two have alcove shelves carved into the sandstone and all are carpeted including the hallway which adjoins all the rooms and main common areas.

Another feature is the first-floor addition, spare room 'home office', located above the laundry, 'reading room' and ensuite areas with banister stairs and small decked balcony area. Great use of space with additional storage at rear (you will need to crawl to).

The use of glass brick for natural light, with the timber flooring gives the room a real calmness, also includes a split system air conditioner for those warmer or cooler days.

The ensuite, laundry, reading room and home office are attached but external to the dugout.

Emanating a fresh open atmosphere while still maintaining the warmth of a dugout. This a versatile modern and rustic dwelling.

The full verandah across the frontage provides both an outdoor entertaining area and a couple carport bays also includes a clothes line area. The main yard is fully fenced providing a child and pet friendly space. Established trees, animal enclosures and large 'secret garden' at the rear, fenced and filled with fruit trees.

A small shed and rainwater tank stands externally near the main gates at the bottom of the driveway.

Potential for further development if required subject to Council consents.

A rental appraisal suggest this dugout could earn \$250pw to \$270pw in the current rental climate.

This freehold title is a generous 3579sqm parcel adorning a versatile, elegant family home whist tranquility and privacy remain foremost.

Viewings by private appointment only, call Misty for further details on 08 8672 5222 or 0428 105 521. Locally based Agent.

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