

**7 Shepherdson Road, Mount Gambier, SA, 5290**



**Other For Sale**

Friday, 30 August 2024

7 Shepherdson Road, Mount Gambier, SA, 5290

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Other**



Leearna Roberts  
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## Spacious period home close to the Blue Lake - where character meets adventure

Ray White Mt Gambier is pleased to present 7 Shepherdson Road, Mount Gambier, for sale.

The property features a stunning home with character, nestled just a few streets from the Valley Lakes. It is within a short walk of Reidy Park Primary School and Tenison Woods College, with the Railway Lands walking track and Mount Gambier Central also moments away.

Chandeliers, high ceilings, and polished floorboards are just some of the fantastic period features in this stylishly updated family home.

The solid stone cottage sits behind a delightful, hedged fence, creating an attractive, private entry. A gated driveway sits to the right, leading to a side entrance and a rear set garage with solid, electric entry. The garage accesses a generous shed/man cave, equipped with a second parking bay and a workshop, which also accesses the garden.

A low-maintenance lawn with surrounding trees sits beside a stone pathway that leads to a timber and leadlight door under a full-width verandah.

A grand entry features a striking hallway with high ceilings, floorboards and pendant lighting hovering below a charming ceiling rosette. The hallway accesses two stunning front-facing bedrooms with beautiful soft carpets for comfort, built-in robes and high ceilings with pendant lighting.

Bedroom three sits immediately behind the left bedroom and features gorgeous wall-mounted hooks and an original fireplace.

A timber-floored living room sits immediately to the right of bedroom three at the far end of the hall. It features a beautiful mantle-surrounded fireplace and a stunning chandelier, with a quaint window overlooking the driveway.

The central living area is accessed from the side entrance, where a spacious entry hall with checkerboard tiles steps down to a spacious kitchen/diner, benefitting from high ceilings and the continuation of the checkerboard theme. The kitchen features a gorgeous cooking area with a checkered tile splashback, a timber mantle, an incredible three-door dual fuel oven and a cooktop with solid cabinetry on both sides. A central breakfast bar incorporates a new Butler's sink with bronze tapware that accentuates the home's original aesthetics. Solid timber worktops wrap around the breakfast bar where exposed vintage motif tiles sit before a corner walk-in pantry. A large dining area overlooks a covered alfresco dining space, accessed via sliding glass doors, while a character slow combustion fireplace with a reclaimed timber board offers comfort.

Two bathrooms sit off the central dining space-the main family bathroom to the left of the kitchen and a laundry/wet room ahead.

The main bathroom boasts a distinguished claw-foot, roll-top bath, a beautiful solid timber vanity with lots of storage, folding timber-frame windows, and dual mirrors. It also has a powder area, a glass-frame shower, and a toilet.

The wet area has a built-in laundry and a shower room, perfect for a post-surf or skate wash or for keeping furry family friends fresh and clean. This room looks directly onto the adventurous outdoor area, where kids and adults alike will spend time honing board skills and vert dreams on their very own ramp.

A rear family room sits centrally off the dining area. The spacious room benefits from polished timber floors and is ideal as a rumpus. It accesses the workshop via incredible aged barn doors - a purposeful design feature that gives the room its WOW factor.

The rear pergola sits under the main roof. It has concrete floors and is protected from the elements by solid walls with windows overlooking the garden and vert ramp.

With too many features to mention, you'll have to visit this property for yourself. Contact Tahlia and the Ray White Mt Gambier team to learn more and book your viewing today to avoid disappointment. RLA 291953

Additional Property Information:

Age/ Built: 1900

Land Size: 725m<sup>2</sup>

Rental Appraisal: A rental appraisal has been conducted for approximately \$560 to \$600 per week