



48 Gordon St, Penola



## Executive living | Sought after location

TDC proudly present to the market this rare opportunity to secure a high-end home on the highly sought after Gordon Street.

You have the best of both worlds; a stunning rural outlook over the nature reserve, with the convenience of town living. The idyllic, character filled township of Penola is only a short stroll away, just down the heritage listed Petticoat Lane.

The home has truly, been exceptionally well thought out, and finished to a high standard.

A formal living / dining room sits at the front of the house. The attraction here, is the spectacular view over to the reserve. It is easy to imagine spending a day here, by the comfort of the gas log fire, watching the goings on in the reserve; the family of kangaroos, the birdlife, the passers by walking their dogs. It's a large room, and one where you'll spend plenty of time.

Also making the most of the outlook is the master bedroom suite. Here, enjoy arguably the best sunrise in Penola. There is the convenience of a walk-in wardrobe and generously sized ensuite comprising of bath, shower with

3 2 3 1,347 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	798
<b>Land Area</b>	1,347 m <sup>2</sup>

### Agent Details

### Office Details

Penola  
49 Church Street Penola Penola,  
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adjustable head and plenty of bench space.

Venture a little further into the house and come to the generous open plan living, kitchen and dining area. If you can peel yourself away from the views at the front of the property, this is where you'll be, in the hub of the home. The kitchen is packed with features – walk in pantry, dishwasher, in wall oven, breakfast nook and a plethora of storage. There is a sense of spaciousness, and a real connection to the landscaped garden outside. A host of north facing glazed windows and sliding doors connect out to a large outdoor entertaining area. Perfect for entertaining, year-round, with the benefit of roller blinds to protect you from the southerly breeze.

The spatial design is smart; perfect for both families or couples who have the occasional guest. Zoned reverse cycle heating and cooling make it easy to shut down the 'rest' of the house. Consisting of bedrooms 2 and 3, both of good size and with built in robes, as well as the main bathroom and separate toilet. The laundry has wall to wall storage, with outside access and plenty of folding room. Truly, everything has been thought out to the last detail.

Outside, an attractive stone exterior has street presence. A horseshoe driveway delivers you directly to the front door. Alternatively, drive straight into your double garage under the main roof via the electric roller doors with inside access. The 8 x 4.5m shed to the rear also has a single electric roller door on the short side. The garden is easy maintenance, fully irrigated with pop up sprinklers and complete with veggie garden.

Also note;

- 44,000 litres of rainwater plumbed to the house.
- SA Water connection to garden (can be switched over to rainwater) and toilets.
- Solar panel system.

If you are a South East local looking to upgrade, or from the city and looking for a treechange... opportunities along this strip are rare, particularly with a house of this calibre. Do not miss your chance. Call Meg 0407 740 034 for more details today.

Open homes are scheduled for:

- Wednesday 27<sup>th</sup> October 5pm.
- Sunday 31st October 11am.
- Wednesday 3<sup>rd</sup> November 5pm.

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