

SOLD



4 South East Tce, Kalangadoo



Rural Living in Kalangadoo

FRIDAY'S OPEN HOUSE HAS BEEN CANCELLED

Country life has never been so appealing. Experience rural living at its finest in the tightly held, picturesque township of Kalangadoo. TDC present to the market, 4 South East Terrace.

This impressive family home is nestled on the outskirts of the vibrant township on a huge 1,926m² allotment. Featuring sought-after country views over shrubland and neighbouring farms, you are within a short walk to all the fantastic township has to offer. A well serviced town, Kalangadoo has a local Kindergarten and Primary School, thriving sporting complex (football, netball, cricket and bowls), convenience store, rural store, multiple playgrounds, a popular hotel and bottle shop, farmers market and much more.

The property has an attractive street presence. A wrap around veranda, complimentary gardens with neat as a pin box hedging make this an impressive sight.

The interior will continue to impress... this spacious 3-bedroom house has been cleverly renovated to be an attractive and functional family home. The highlight here is the huge, combined living / dining area with its striking black feature wall. This large and flexible space incorporates a formal dining area with cleverly designed play room for the kids. Polished floor boards, north facing glazing, and the

3 1 2 1,926 m²

Price SOLD for \$295,000

Property Type Residential

Property ID 799

Land Area 1,926 m²

Agent Details

Office Details

Penola

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essential slow combustion fireplace, makes for a warm and embracing space. You'll do a lot of living here, completely in comfort with the added benefit of a large reverse cycle air conditioner. For some fresh country air, simply slide open the glazed doors out to the veranda – just the right spot to enjoy a cuppa while you soak up your surrounds.

If entertaining a crowd is more your style, set up on the large deck (complete with shade sail) and take in the views of the expansive backyard. The huge, grassed space also features an outdoor play area for the kids, a well-established orchid (peach, plum, apricot and citrus) and a vegetable garden.

Cook up a feast in the kitchen – Well equipped, bright and white, and features a host of storage, new LED downlights and views out over the backyard. This connects through to a practical mudroom and laundry with access to the rear decking.

A stylish renovated bathroom featuring separate bath and shower is easily accessible by all three bedrooms. Two bedrooms feature built in robes, while the master is set to impress with its own walk-in-robe (previously utilised as an office and spare room).

All the hard work has been done for you here.

Outside, three sides of the title are well fenced with new Colourbond fencing. In addition to well-maintained lawns and gardens you'll find a garden shed, single shed with concrete floor and power, with a car port extension. From here, a ramp takes you directly to the mudroom and rear deck. There is a 13,500L rainwater tank plumbed to house, as well as SA water connection.

Stay connected; the regional centre Mount Gambier is less than 30 minutes' drive. The bus to Tennison Woods Catholic School stops directly at the front of the house, and buses to St Martins Lutheran College, as well as Penola and Mount Gambier state schools service the township also. The Mount Gambier airport connects daily with Melbourne and Adelaide via REX and Qantas Link.

This is an outstanding tree change opportunity. In this thriving regional property market, this rare find surely will not last long.

Rates \$415 per qtr

Contact Meg Redman 0407 740 034 to find out more about this exciting property.

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