

11 John Watson Drive, Mount Gambier, SA, 5290



House For Sale

Wednesday, 18 December 2024

11 John Watson Drive, Mount Gambier, SA, 5290

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Sara McManus

SOPHISTICATED LIVING WITH STYLE & COMFORT

Nestled beside the iconic Blue Lake in Mount Gambier, this extraordinary home captures the essence of tranquil living while offering a lifestyle of elegance and charm. This property is a true haven, combining serenity with sophistication, and providing the perfect environment for creating lasting memories with family and friends.

Step onto the spacious outdoor entertaining area – a beautiful haven for relaxation and enjoyment. Whether you're sipping morning coffee, reading a book, or hosting unforgettable gatherings, you'll be immersed in panoramic views of the city skyline and the tranquil surrounds. The outdoor space is designed to maximize the connection between the home and nature, providing the ideal backdrop for your everyday moments.

Inside, the open plan design is flooded with natural light, creating a welcoming and airy atmosphere throughout. The high ceilings, expansive windows, and unique architectural touches contribute to the home's charm, providing an inviting space that suits both quiet moments of retreat and lively celebrations. Every room has been thoughtfully designed to enhance comfort and livability, with attention to detail in both function and style.

The heart of the home is undoubtedly the stylish kitchen. The kitchen features a striking concrete island bench with a designated dining spot, seamlessly blending rustic charm and contemporary design. This warm, functional space invites you to create culinary masterpieces, whether you're cooking a family meal or entertaining guests. The adjacent living areas are versatile and welcoming, featuring a mix of tiled floors and cozy carpeting, all contributing to the home's laid-back yet refined atmosphere.

This exceptional property offers a perfect balance of luxury and convenience. The main suite is a sanctuary in itself, featuring a spacious ensuite with a walk-in robe and panoramic views of the lush garden. The luxurious main bathroom includes a large spa bath with shower, a heated towel rail, and a double vanity – everything you need to unwind in style. Additionally, there's a guest room on the lower level, along with a bathroom close by for privacy and convenience.

The home's ventilation is designed for comfort and efficiency, with retractable screen doors enhancing natural airflow. For year-round comfort, the property is equipped with ducted reverse cycle air conditioning, along with a central heating system powered by a gas boiler, providing warmth in the cooler months and a refreshing coolness when needed (limited to specific zones).

The practical aspects of the home are equally impressive. With direct access into the home from the double garage with remote control roller door, convenience is at your doorstep. A return driveway offers easy accessibility, while side access to the rear yard ensures flexibility for any outdoor projects or recreational activities. The security system provides peace of mind, ensuring your home remains safe and secure at all times.

Perfectly complementing the home's thoughtful design is a cleverly integrated office nook, centrally positioned to cater to modern living. Whether you're working from home, helping the kids with school assignments, or managing daily tasks, this dedicated space offers both functionality and style. With ample storage and a well-lit setup, it seamlessly blends into the home's layout, making it an ideal hub for productivity without compromising on aesthetic appeal.

For those with hobbies or a need for extra space, the large workshop, complete with two storage rooms, offers the perfect environment for your creative pursuits – whether that's setting up a home gym, art studio, or simply storing your gear. The lower entertaining level is another highlight, featuring a fully equipped bar with a plumbed sink and a cozy family room, ideal for watching your favorite sporting fixtures or enjoying casual evenings with loved ones.

The laundry is both spacious and functional, with built-in cupboards and ample bench space, making chores a breeze. This area could also be transformed into a craft or artist's retreat, offering a bright and inspiring space to work on your passions.

Whether you're relaxing indoors or embracing the expansive outdoor spaces, this property offers the ultimate lifestyle in a serene setting. Discover the perfect harmony of elegance, comfort, and practicality all within a stone's throw of Mount Gambier's beloved Blue Lake.

Make this retreat your own and experience the unique lifestyle that this exceptional home offers.

Extra Information:

Council Rates / \$3,140.52 p/a

SA Water Supply Charge / \$78.60 p/qtr

SA Water Sewer Supply Charge / \$261.00 p/qtr

Emergency Services Levy / \$180.30 p/a

Build Year / 1973

Land Size / 1285 m²

Council / City of Mount Gambier

Zoning / Suburban Neighbourhood

Disclaimer:

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. Please read the Consumer and Business Services Form R7

http://www.cbs.sa.gov.au/assets/files/form_r7_warning_notice.pdf in reference to any financial or investment advice contained within this communication. Liability limited by a scheme approved under Professional Standards Legislation.