

**16 Lakes Park Dr, Ob Flat, SA, 5291**



**House For Sale**

Saturday, 30 November 2024

16 Lakes Park Dr, Ob Flat, SA, 5291

**Bedrooms: 3**

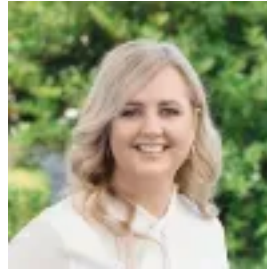
**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Tahlia Gabrielli



Leearna Roberts

## Stunning lifestyle home with a luxury swimming pool and incredible entertaining areas

EXPRESSIONS OF INTEREST BY THURSDAY 12PM 10TH JANUARY 2025 (UNLESS SOLD PRIOR)

Ray White Mt Gambier is pleased to present 16 Lakes Park Drive, Mount Gambier, for sale. Welcome home to a luxury lifestyle property just a moment's walk from Mount Gambier's famous Blue Lake.

The modern home is ideal for a young family or professional couple and has been updated to enhance its incredible lifestyle features.

The house is accessed by a beautifully landscaped front garden bordered by crushed stone and a stylish pathway. The driveway sits to the left and accesses a double garage with secure entry and a convenient internal door. A driveway to the right accesses a secured rear yard and leads to a large shed/workshop at the rear of the property. The shed also has a secure roller door and entry and a single door opening onto a stunning rear garden.

A central portico opens into a generous entry hall that accesses the garage. The main bedroom sits immediately to the right, overlooking the garden via a trio of windows with blinds and sheer coverings. A contemporary ridged cladding feature wall creates a lustrous feel to this bedroom and offers a convenient shelf behind the bed, which also boasts beautiful pendant lighting on each side. The room provides a ceiling fan, comfortable carpets, and a large walk-in robe. An updated luxury ensuite bathroom features a stunning contemporary design with dark tiles. A wall-to-wall walk-in rain shower with a frameless glass entry sits next to a beautiful timber vanity with storage and a mirror.

The toilet is opposite, and the bathroom benefits from additional storage and stylish designer tapware.

An open-plan living room, dining room and kitchen sit at the centre of this incredible home, overlooking the dream pergola and garden.

The living room is carpeted and comforted with reverse cycle air conditioning that benefits the generous tiled dining area and immaculate luxury kitchen. The kitchen has stone worktops, including a stylish central breakfast bar with an integrated double sink, a dishwasher, storage and contemporary pendant lighting. The rear wall accommodates ample above and below bench storage drawers and cupboards, separated by a tiled grey splashback. Cooking appliances include a stainless-steel electric oven below a large gas cooktop and an integrated range. A generous walk-in pantry sits adjacent to the fridge recess, with sliding door access to a rear hallway at the opposite end.

The hallway leads to two beautiful double bedrooms and a rear-facing office/fourth bedroom. The two rear-facing rooms feature built-in desks, with built-in robes and statement feature walls in bedrooms two and three. Each room is carpeted for comfort and offers large windows furnished with contemporary blinds. The office is tiled and has reverse-cycle air conditioning, making it ideal for work-from-home professionals and for comforting guests. It also offers sliding door access to the rear garden.

The family bathroom and an adjacent laundry are centrally located within the hallway. The bathroom offers a functional three-way design with a full-width powder room benefitting from neutral tiling, a full-width basin with abundant storage, a full-width mirror, and a linen press. The toilet is at the far end, and the washroom is to the right. It provides a bath under frosted windows, a glass-frame shower, and modern fittings and fixtures.

The laundry provides a full-width linen press, a full-width bench with storage above and below, an integrated wash basin and outdoor access.

The alfresco dining space is accessed from the living room and is the perfect place for enjoying family barbeques and entertaining guests. It features hard-wearing grey wash flooring, downlights within the covered roof space, a built-in barbeque, and a prep area with cabinetry and a range hood. This incredible space overlooks a stunning timber-crafted raised deck with a pagoda roof for a second entertaining area that overlooks the grassed garden and the luxury in-ground

swimming pool.

The solar heated swimming pool is fenced for safety and boasts a gorgeous modern water feature. It is surrounded by a stunning landscaped garden featuring plants, a crushed stone garden with planter pots, and a timber fence accessing the left side of the property.

This is a house that spares no expense and caters to the family that loves to entertain outside and enjoy family time. It has spacious living areas and beautiful design quality. Enjoy every moment with family and friends in this stunning forever home that ticks every imaginable box.

This hot listing will not be on the market long, so be sure to contact Tahlia and the friendly, professional Ray White team to book a viewing today. RLA 291953

**Additional Property Information:**

Age/ Built: 2016

Land Size: 875m<sup>2</sup>

Council Rates: Approx. \$534 per quarter.

Rental Appraisal: A rental appraisal has been conducted for approximately \$600 to \$650 per week.