

**75 Gray Street, Mount Gambier, SA, 5290**



**House For Sale**

Tuesday, 31 December 2024

75 Gray Street, Mount Gambier, SA, 5290

**Bedrooms: 3**

**Bathrooms: 2**

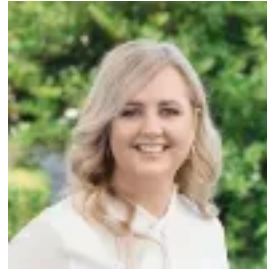
**Parkings: 2**

**Area: 1350 m2**

**Type: House**



Tahlia Gabrielli



Leearna Roberts

## 'Villa Mintaro' Ultimate Tuscan luxury in the centre of Mount Gambier

EXPRESSIONS OF INTEREST BY TUESDAY 12PM 28TH JANUARY 2025 (UNLESS SOLD PRIOR)

Ray White Mount Gambier is proud to present 'Mintaro' at 75 Gray Street, Mount Gambier.

From the moment you sight this distinctive, cleverly concealed property, you'll be enchanted and captivated by its beauty. Elevated and sitting within a prime, central location on Gray Street. This historic house is set in private grounds with stunning gardens. This one of a kind home emerges as if revealed, beyond a secure gated entry, with remote control, electric Driveway Gates for convenience and security.

'Mintaro' benefits from being only one block from the 'main corner' with easy walking to Mount Gambier Central, Vansittart Park, Cave Gardens, and the best of Mount Gambier's café and dining scene. Every detail of this home is perfect, with no expense spared and no original stone or original imported tile unturned.

The name 'Mintaro' comes from the Mintaro slate that features throughout the property and this historic home boasts a rich history dating back to the 1800s, which the current owners are happy to provide.

The garden entrance speaks volumes about this stunning Tuscan-inspired villa. The home is an oasis boasting multiple outdoor areas from formal Italianate gardens to relaxed decking, fire pit area and vegetable garden.

As you arrive the Italian inspired, formal garden is revealed, where you are greeted by the sounds of water from the central fountain, framed with hedges, roses and crushed stone paths, which sits before an elevated wrap-around verandah with Italianate columns and original tessellated tile floors.

The home is of painted stone construction with original terracotta roof tiles imported from France and a striking solid wood front door and original leadlight entry. Inside, the unique features and quality continues with a feel of modern European design elements for modern living. The entry hall boasts gorgeous timber floorboards, high-painted ceilings and striking feature walls.

This opens into the front-facing Drawing Room, which boasts original floorboards, a Jetmaster open fireplace featuring an antique Marble mantle, dual pendant lighting and feature painted ceiling rosettes. This beautifully appointed room is enhanced by white Plantation Shutters with leadlight detailed windows and its elevated views over the front garden and cityscape beyond.

The dining area sits to the left of the entry foyer through a romantic Victorian archway and flows seamlessly to a stylishly designed and sophisticated, entertainers kitchen.

This bespoke kitchen resembles a wine bar with abundant wine racks and a wine fridge for enjoying the best of the Limestone Coast. This wonderfully designed space accommodates top-of-the-range Bosch double electric oven and Bosch gas cooktop, with stylish tiled splashbacks and features plenty of storage.

The large island boasts a stone worktop, textured panelling, concealed powerpoints, smart contemporary lighting, with modern designer tapware and a dishwasher. This space then opens further, through French Doors onto the deck and Barbeque area.

The main hallway connects the second entrance to bedrooms, family bathroom, laundry and another family room.

Each bedroom is beautifully bright with new carpets, high ceilings, lovely character details, Bedroom one has Plantation Shutters, a fireplace and charming pendant lighting. Bedroom two offers a built-in robes, and connectivity to function as a home office, while the modern and stylish third Bedroom, provides an ensuite bathroom with a shower, vanity, toilet plus reverse-cycle air conditioning and a private balcony to enjoy views of the large tranquil rear garden and the historic church spire beyond.

The large family room, also at the rear of the home, features picture windows with views of Mount Gambier, Centenary Tower and the lush garden, painted exposed beams, panelled walls, contemporary lighting, new carpets and new reverse-cycle air conditioning.

This room opens onto a superb deck with both a covered barbeque and dining space and an exposed area where you can enjoy the best of the summer weather. High stone and timber walls provide optimal privacy for family and guests - you'd never know the town centre was just a stone's throw away.

A huge rear garden accommodates not only a lawned area but an established orchard and gardens with a separate, raised bed and ground level vegetable garden for fresh, homegrown food. Then this rear garden is further enhanced with a private, firepit entertaining space for socialising with friends and family on a colder night, stylishly paved with crushed stone overlooking the orchard.

Updates to this incredible home include:

- Smartphone-operated, ducted Reverse-cycle air conditioning,
- Home Alarm System
- Remote Control Automatic Driveway Gates

Historical and character features include:

- A butter-keep in the laundry floor
- A large cellar under the house
- Original Leadlighting
- Beautiful established orchards that provide mature peach, nectarine, cherry, plum, apples, oranges and lemons.
- Stunning tessellate tiling and Mintaro slate
- Beautiful and classic water features and gardens

This uniquely stunning home has a rich story to tell and an exciting one yet to be written. It offers comfort, luxury, and elegance, with one of the finest gardens in the South East to enjoy year-round.

'Mintaro' will appeal to a professional couple, retirees looking for central beauty, or a young family with a desire to enjoy its Tuscan appeal.

Contact Tahlia and the Ray White Mt Gambier team to book your must-see viewing today. RLA 291953

Additional Property Information:

Age/ Built: mid to late 1800s with updated sections since built

Land Size: 1,360m<sup>2</sup>

Council Rates: Approx. \$509.57

Rental Appraisal: We have conducted a rental appraisal for approximately \$600 to \$650 per week.