

# 1 Lobley Way, Glencoe, SA, 5291

## Rural For Sale

Wednesday, 18 December 2024



1 Lobley Way, Glencoe, SA, 5291

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 6**

**Type: Rural**



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## YOUR COUNTRY DREAM AWAITS ON 18.11 ACRES

Nestled on 18.11 acres, this property embodies the idyllic country lifestyle you've been dreaming of. With an inviting mix of rustic charm and modern conveniences, this is the perfect setting for family living and making cherished memories.

The home features a spacious lounge with a wood-fire potbelly stove, offering warmth and comfort throughout the cooler months. Sliding doors lead to the alfresco area, ideal for enjoying morning coffee or hosting friends amidst the serene surroundings. The enclosed sunroom is a standout feature, perfect for enjoying the outdoors in all weather. Picture yourself hosting BBQs, relaxing with a book, or simply soaking in the peaceful rural ambiance.

At the heart of the home lies a light-filled, country-style kitchen. Beautiful timber benchtops and crisp white cabinetry add a touch of elegance and warmth to this inviting space. With gas cooking, a double sink, dishwasher, and a central island bench, it's designed for culinary creativity and family gatherings. The kitchen flows seamlessly into the open-plan dining area, where polished concrete floors add a touch of rustic charm.

The home includes a large main bedroom, a cozy single bedroom, and two additional spacious bedrooms with heat shifters for year-round comfort. A study or craft room provides a quiet space for productivity or creativity, while the main bathroom offers a shower-over-spa bath, vanity, and separate toilet plus a functional laundry.

Outside numerous shedding includes a double garage featuring concrete flooring, power, and sliding doors, seamlessly linked to a powered single shed with concrete flooring. Additional features include a single carport, a separate single garage with an electric roller door, a hay shed, and a garden shed.

Fenced into multiple paddocks with post and wire fencing the property is perfect for those wanting to run a few cattle, sheep or horses, making it the perfect property for your dream country lifestyle. Water is abundant with two 5,500-gallon rainwater tanks and a bore with a six-month-old pump that can switch to the house supply.

Families will appreciate the convenience of school bus services to Mount Gambier schools at the nearby Wandilo Forest Road corner as well as the Glencoe Country Post and Bistro just a few minutes drive away.

This is more than a property—it's a lifestyle opportunity. Whether you're looking for room to grow, space to create, or simply a peaceful retreat from the hustle and bustle, this acreage home delivers it all just a 20 minute drive from Mount Gambier.

Your country dream awaits—don't miss this chance to make it your reality!

### Extra Information:

Council Rates / \$1,285.53 p/a

Emergency Services Levy / \$89.15 p/a

Build Year / 1950

Land Size / 18.11 acres

Council / Wattle Range Council

Zoning / Rural