

3 Light Place, MOUNT COMPASS, SA 5210

The Ultimate Lifestyle Escape

Looking for the perfect retreat to create your own resort-style home, embrace the country lifestyle in peaceful surrounds and in a beautiful location?

Set amongst the picturesque golf course estate in Mount Compass, this beautifully presented home delivers an enviable lifestyle with sweeping views over the treetops and countryside to the rolling hills.

Designed for modern living and effortless entertaining, this contemporary home offers you perfect family accommodation, with three generous bedrooms and 2 living areas, with 2 stylish bathrooms, all complemented by a striking interior showcasing quality fixtures, fittings and finishes throughout. The light-filled casual dining and living area flows seamlessly to the outdoors, where the large entertaining deck becomes the perfect setting for relaxed gatherings, sunset drinks or quiet mornings.

At the heart of the outdoors is a sparkling swimming pool, creating a true resort-style atmosphere and an ideal place to unwind while enjoying the peaceful setting. The home is set on a large allotment, providing excellent space to create a leafy green haven, offering plenty of privacy with ample space to add shedding or workshop facilities.

TYPE: For Sale

INTERNET ID: 300P153363

SALE DETAILS

\$895,000

CONTACT DETAILS

Elders Victor Harbor
11-13 Victoria Street
VICTOR HARBOR, SA
08 8555 9000
RLA: 62833

Joanne Dean
0407 524 401

Built into the slope of the land, your curved driveway leads to the UMR garaging and formal entrance on the lower level. Wide hallway and generous storage facilities. Stairs lead up to your home. All on a single level with ground level access to the rear. Enjoy the elevated views over the golf course and countryside to the hills of Mt Compass.

Three generous bedrooms offer good accommodation for your family living. Master is discretely set at the rear of the home, with French doors opening onto the deck. Striking feature wall and soft neutral carpets with ceiling fan to create a soft evening breeze and an elegant ensuite bathroom with gleaming white tiles and vanity. Large fitted walk-in robe is the perfect storage space.

2 further guest bedrooms enjoy the hills vista to the front of the home. Matching family bathroom is decorated to compliment the ensuite. A formal lounge room / theatre room is also positioned to the front of the home.

Open plan informal living, dining and bespoke kitchen benefit from wide patio doors opening out to the UMR portico, deck entertaining. Modern timber-look flooring creates a warm atmosphere, with ceiling fans and Split system R/C A/C for comfort. Kitchen features stone benchtops and white cabinets along with extensive drawer storage and wide island bench. Wall oven and gas hob for cooking with dishwasher and microwave store.

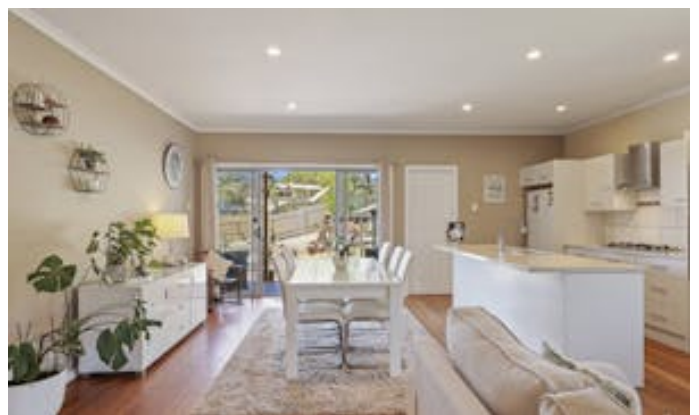
Outside an UMR portico shades the home with split level decking that offers a huge space for entertaining, bordered by a securely fenced salt water chlorinated swimming pool. Fun in the sun during lazy summer days. A lower-level gazebo provides extra undercover entertaining, while the expansive back yard offers the perfect canvas to landscape and plant at your leisure. Solar Panels are a cost saving addition along with rainwater storage.

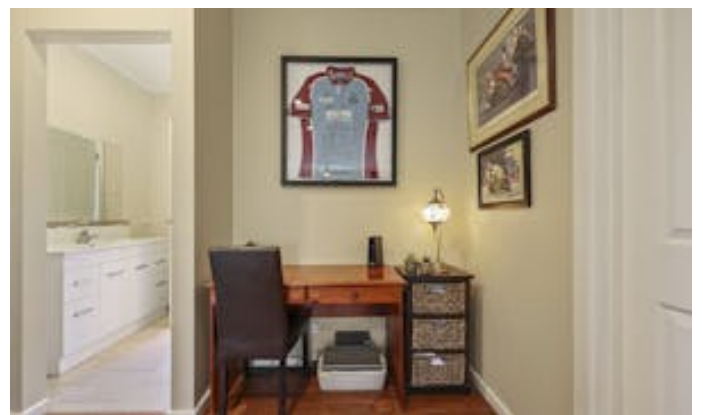
Whether you're a golf enthusiast, a family seeking room to move, or simply someone who appreciates quality living in a tranquil setting, this property offers the perfect blend of modern comfort, scenic beauty and lifestyle appeal-all just moments from the heart of Mount Compass and within an easy commute to the city or the beautiful south coast.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833

Other features: Area Views, Close to Schools, Close to Shops, Golf Course Estate, Pool, Roller Door Access

- Land Area 930.00 square metres
- Building Area: 181.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- Single garage
- Ensuite











Area (estimate only)

Living	196m ²
Garage	24m ²
Area	118m ²
Total	338m ²

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 and financial advice.