



120 Gordon Street, NARACOORTE, SA 5271

Spacious Family Oasis on 8,345m² - Ultimate Lifestyle Property Within Town Limits

Hidden away from the main road and nestled on over 2 acres of prime land, this exceptional family home offers the perfect blend of space, comfort, and lifestyle - all within the convenience of town limits.

Step inside and be impressed by the expansive open plan living area, featuring a modern workable kitchen equipped with electric appliances, dishwasher, large walk-in pantry, and breakfast bar overlooking the spacious dining and lounge zones. Enjoy year-round comfort with a slow combustion heater, split system air conditioner and large windows that flood the home with natural light.

The fun continues in the separate rumpus room - complete with projector screen, perfect for kids or family movie nights, heated and cooled by a split system air conditioner.

Offering four generous bedrooms, all with ceiling fans and ducted air conditioning. The master and fourth bedrooms include walk-in robes, bedroom 3 features built-ins, while bedrooms 2 and 4 boast direct access to the balcony overlooking the expansive backyard and the master and bedroom 3 have access to the balcony at the front of the home. A separate home office adds flexibility for remote work or study.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P186745

SALE DETAILS

**\$1,150,000 -
\$1,250,000**

CONTACT DETAILS

Naracoorte
Shop 5/26 Robertson Street
Naracoorte, SA
08 8762 7900
RLA: 62833

Sally Logan
0403 257 833

With three bathrooms (two upstairs, one downstairs), and a huge laundry with ample storage, every detail has been considered for functional family living.

Outside, the lifestyle features continue:

- Solar-heated in-ground pool, fully fenced with a decked entertaining area plus outdoor spa
- Second outdoor entertaining area at the rear of the home
- Double garage under the main roof (also usable as a rumpus room with s/s a/c)
- Double carport, single garage, open-fronted shed, garden sheds and chook run
- Automatic watering system via bore water, keeping the vast lawn areas lush
- Plentiful rainwater tanks plumbed throughout the home
- Wood-fired pizza oven for year-round entertaining
- 6kW solar system for energy efficiency

Discreetly positioned with only the driveway fronting Gordon Street, this private sanctuary offers the ideal combination of rural space with in-town convenience.

Contact Sally on 0403 257 833 to arrange a private inspection. Don't miss your chance to secure this unique lifestyle property - perfect for families who want it all!

Council: Naracoorte Lucindale

Council Rates: \$3,197.62 per annum

CT: 5362/486

Land Size: 862m2 approx

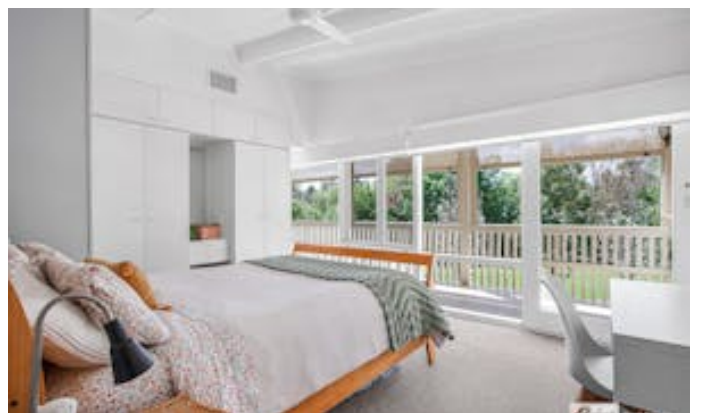
Zoning: Neighbourhood

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. RLA62833

Other features: Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Heating, Pool, Roller Door Access

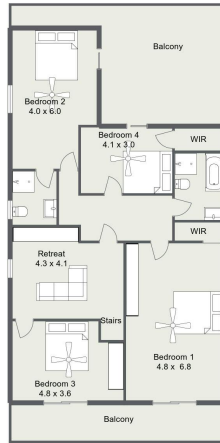
- Land Area 8,403.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- 3 car garage
- Double carport
- Ensuite











THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY