



45 George Francis Drive, MOUNT COMPASS, SA 5210

Country Romance with Sweeping Hill Views in a Blue-Ribbon Mt Compass Setting

A Rare Retreat on One of Mt Compass' Most Cherished Streets

Welcome to a home where country elegance meets effortless lifestyle-where every sunrise glows over rolling hills and every evening settles softly across the fairways of the iconic Mt Compass Golf Course. Set in the prestigious heart of Mt Compass, this beautifully crafted residence offers a rare opportunity to embrace serenity, privacy, and the gentle rhythm of country living in one of the town's most sought-after pockets.

Just 50 minutes from Adelaide's CBD yet worlds apart in atmosphere, this is a sanctuary for those yearning for space, warmth, and a true sense of community. With pristine coastlines at Victor Harbor and Goolwa just a short drive away, your days can flow easily between country calm and seaside pleasure.

A Grand Welcome to Your Country Haven

Stepping through the formal entry, your eyes lift naturally to the soaring vaulted ceiling-an architectural embrace that sets the tone for the entire home. At the front, the master suite becomes a private retreat of its own. A generous ensuite, walk-in robe and peaceful parents' lounge create a hotel-like escape, while a charming bay window

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TYPE: For Sale

INTERNET ID: 300P190281

SALE DETAILS

\$900,000 - \$990,000

CONTACT DETAILS

**Sylvia Jemson-Ledger
Hills & Fleurieu
0487 301 390**

gazes lovingly over manicured gardens and the emerald sweep of the golf course.

It's the perfect place for slow mornings, quiet reading, or watching the changing colours of the hills as the day unfolds.

Expansive Living for a Life Well Loved

Originally designed as a four-bedroom home, the thoughtful reimagining of the floorplan has created a breathtaking open-plan living, dining, kitchen, and entertaining zone-the true heart of the home. Flooded with natural light and framed by floor-to-ceiling glass, every moment here is enriched by panoramic hill views and the soft greenery of the fairways beyond.

Sliding doors dissolve the boundary between indoors and out, inviting gentle breezes and the sounds of country life to flow through the space.

Comfort, Character & Country Warmth

Two large living areas offer versatility for family life and entertaining, each with its own split-system air conditioner for year-round comfort. In the cooler months, the family room's cosy combustion heater becomes the heart of the home-casting a warm glow that beautifully complements the rich rural character.

An Outdoor Lifestyle Made for Entertaining

The enormous undercover entertaining area is a dream for those who love to host. Finished with durable concrete flooring and connecting seamlessly to the double carport with automatic doors, this all-weather space can be opened for additional driveway access or enclosed to create an intimate, protected gathering space.

Enjoy long lunches, twilight dinners, or celebrations under the stars-this is outdoor living at its finest.

Beautifully Appointed Accommodation

Three generous bedrooms (two with built-in robes) provide peaceful retreats for family or guests, serviced by a practical two-way bathroom featuring a bath, shower, and spacious vanity. A separate toilet, large laundry with external access, and walk-in linen room ensure exceptional convenience and storage.

Quality Upgrades & Sustainable Comfort

- High ceilings
- Timeless wooden floating floors
- Ceiling fans throughout
- 5kW solar system
- Brand-new electric hot water service

Every detail is designed to enhance comfort, reduce running costs, and elevate everyday living.

Extensive Shedding & Self-Sufficient Country Living

For hobbyists, trades, or those who simply value space, the shedding is a true highlight:

- a large drive-through carport to the triple garage

- a generous wood shed
- an additional storage shed

All with concrete flooring for durability and practicality.

The grounds offer their own delight-lush lawns with irrigation, mature fruit trees, thriving vegetable gardens front and rear, and a rainwater tank that supports sustainable, self-sufficient living.

A Private, Picturesque Haven in a Welcoming Community

Set well back from the street and embraced by established gardens, this residence offers remarkable privacy and a deep sense of escape. Yet you're just a gentle stroll from local shops, schools, transport, and the warm, friendly heart of one of South Australia's most loved country communities.

A home where peaceful living meets everyday convenience.

A home where romance lives in the rolling hills.

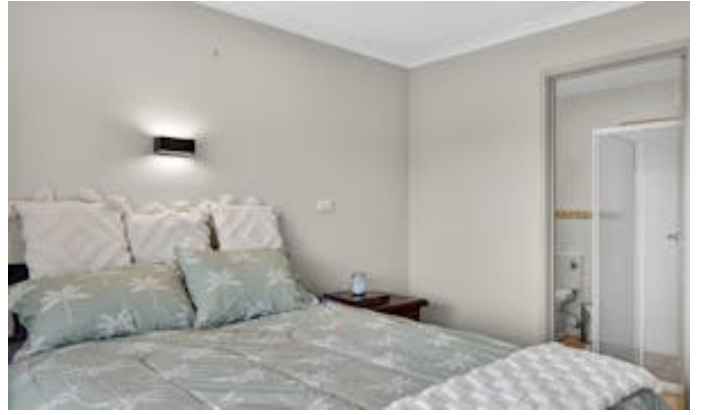
A home ready to write its next chapter-with you.

PLEASE NOTE VIRTUAL FURNITURE PHOTOGRAPHY HAS BEEN USED

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

- Land Area 816.00 square metres
- Building Area: 162.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 4
- Double garage











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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.



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