



23-25 Bryan Street, ALLENDALE EAST, SA 5291

Expansive Family Living on a Rare Double Block

Positioned on an enormous double allotment, 23 Bryan Street, Allendale presents a rare opportunity to secure a substantial family home built in 2017, designed for space, comfort and year-round functionality.

Thoughtfully planned for modern living, the home offers five generous bedrooms, each with built-in robes. The master suite is privately positioned and complete with a spacious walk-in robe and well-appointed ensuite. Multiple living zones provide flexibility for growing families, entertaining, or simply enjoying quiet retreat spaces throughout the home.

At the heart of the property is a contemporary open-plan design that seamlessly connects indoor and outdoor living. The fully enclosed, decked pergola with built in Pizza Oven creates an exceptional all-season entertaining area - ideal for gatherings with family and friends, no matter the weather.

Comfort and efficiency are key features, with ducted electric heating and cooling ensuring year-round climate control. Approximately 22 solar panels with a 5.1kW system support energy efficiency, while the home offers the versatility of running on rainwater or bore water.

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: 300P192440

SALE DETAILS

\$890,000

CONTACT DETAILS

RLA62833

9 Bay Road
MOUNT GAMBIER, SA

08 8726 4400

RLA: 62833

Sarah Barney

0407 714 354

Car accommodation and storage are exceptional. In addition to the double garage under the main roof, the property includes two substantial powered sheds:

- 15m x 7.5m shed with power and water connected, including its own hot water service
- 10m x 12m shed with power

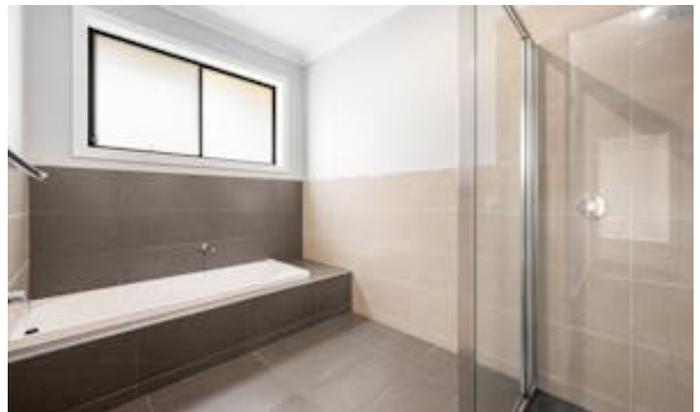
Whether you require workshop space, vehicle storage, or room for business or hobby pursuits, this property delivers on every level.

Located within a close-knit community, this unique offering provides the best of both worlds - peaceful living within easy reach of Port MacDonnell's coastline and just a short drive to Mount Gambier's amenities.

A property of this scale and versatility is truly one of a kind. An exceptional opportunity awaits its next owners to move in and make it their own.

- Land Area 2,728.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 6











23-25 BRYAN STREET, ALLENDALE

This drawing is for illustration purpose only. All measurements are approximate only information intended to be relied upon should independently verified.

