






## 2710 Kangaroo Flat Road Wandilo SA

4  2  6 

Jason Malseed is excited to present for sale this great peaceful lifestyle property on Kangaroo Flat Road, Wandilo!

This four-bedroom, double story home is sure to impress on inspection with its unique architectural design, only minutes from Mount Gambier. With open-plan living, dining and kitchen with gas cooking, walk in pantry, the space has wood heating and reverse cycle creating a very cosy atmosphere.

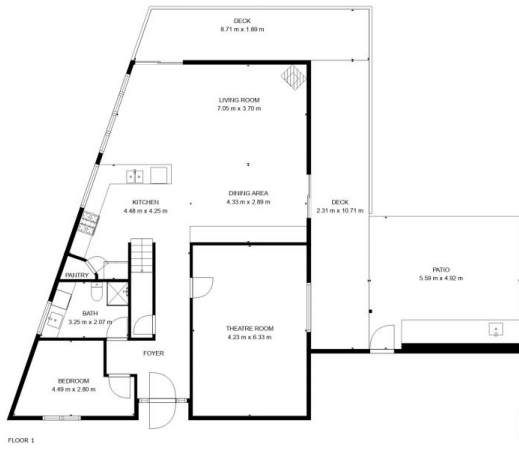
The first floor of this home hosts the open-plan area, one bedroom, which could also be utilized as an office. There's also a great theatre room ready to have a movie night in the convenience of your own home, all serviced by the first bathroom with toilet and shower.

**Land Size** : 4100 sqm

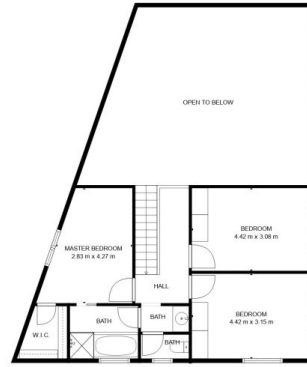
**View** : <http://www.malseeds.com.au/sale/sa/south-east/wandilo/residential/house/7596190>



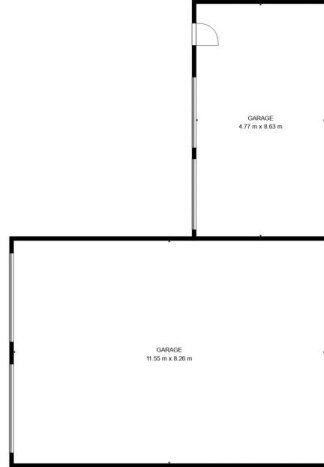
**Jason Malseed**  
08 8724 9999



FLOOR 1



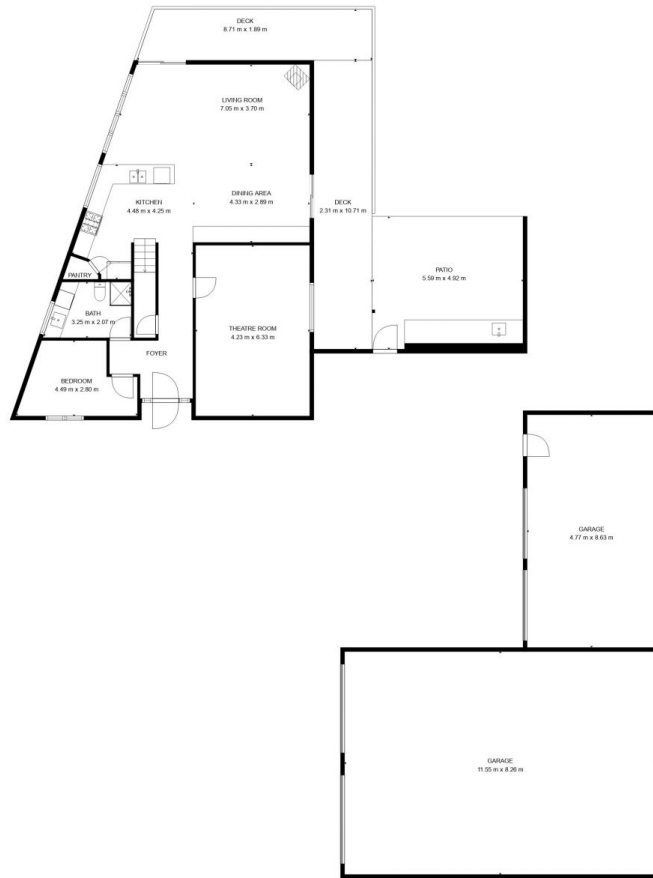
FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1: 111 m<sup>2</sup>, FLOOR 2: 63 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 136 m<sup>2</sup>  
 DECK: 39 m<sup>2</sup>  
 PATIO: 28 m<sup>2</sup>  
 " " " : 1 m<sup>2</sup>  
 OPEN TO BELOW: 50 m<sup>2</sup>  
 TOTAL: 174 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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*Locals helping locals since 1990*



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