



10 Ploverton Court, Gawler

Leven The Dream

Perfectly positioned on the banks of the Leven River, this exceptional 3.06 acre property delivers a lifestyle most people can only dream about, until now. Imagine peaceful mornings by the water, long summer afternoons on the deck, wide open lawns for watching the kids and animals play or simply basking in the array of colourful sunsets that wash across the valley as a regular blessing for anyone lucky enough to call this place home. This property offers riverside living at its finest with direct access to the waterfront right at your doorstep all just 10 minutes from the Ulverstone CBD. Built in 2015 and finished with quality and space in mind, the home offers four generous bedrooms, including a master suite that is like your own private retreat featuring its own walk in robe, double vanities set in stone bench tops, walk in shower and a sliding door that not only captures the water views, but will be your direct access to the undercover decking. The main bathroom mirrors the same luxury but with a practical 3 way bathroom layout to provide harmony to the busy mornings. The freestanding bath adds to the attraction and calls you for those end of day moments. The open plan living zone is the true heart of the home. Sunlight floods through the windows, bouncing beautifully off the epoxy resin floors, creating a warm and stylish space for family life and entertaining. The chef's kitchen is designed to impress with stone benchtops, a generous island fitted with draws for added convenience, 900mm oven, industrial range hood and a full

4 2 3

FOR SALE

Offers Over \$1,299,000

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Interested parties must rely solely on their own enquiries.



walk in butler's pantry with outstanding storage and ample cabinetry. Sliding doors connect you straight to the entertainer's deck, where the river views take center stage. Whether it's BBQs with friends, quiet morning coffees, or unwinding after work, this is a space that becomes part of your everyday rhythm. A separate home office gives flexibility for working from home, while ducted heating and a flame effect electric wall heater ensure comfort all year round. Step outside and the lifestyle expands even further. The yard itself is beautifully landscaped with established gardens, veggie beds, fruit trees, open lawn, and room for kids, pets and hobbies. Water security is covered with access to a spring fed dam, a bore with solar pump that is set to automatically water the garden beds and ample tank water on site. The 13m x 7m garage is an incredible bonus complete with its own toilet, and an adjoining art studio/hobby space. Whether you are a creative, a tinkerer, a business owner or someone needing extra space for guests, this zone gives you endless options. A dedicated fire pit area sets the scene for cosy winter nights. And then, of course, there's the river. Launch a kayak, drop a line, sit by the water with a book, or simply enjoy the stillness. This is the kind of natural beauty that grounds you, slows you down, and makes home feel like a holiday. With modern design, luxurious finishes, outstanding storage, and one of the most peaceful settings you will ever find, 10 Ploverton Court offers a lifestyle that is rarely available and impossible to replicate. If you've been waiting for a home that captures beauty, privacy and everyday luxury - this is the one.

- The information contained herein has been supplied to us by sources which are considered reliable, and we have no reason to doubt its accuracy. However, all interested parties should make their own enquiries to verify this information to be correct. All measurements are approximate and are for illustrative purposes only.

MORE DETAILS

Property ID 8PGHVM
Property Type House
Land Area 1.24 hectare
Including Ensuite
Study
Air Conditioning
Ducted Heating
Toilets (3)
Alarm
Courtyard
Deck
Dishwasher
Outdoor Entertaining
Workshop
Built-in-Robes
Secure Parking
Remote Garage
Water Tank

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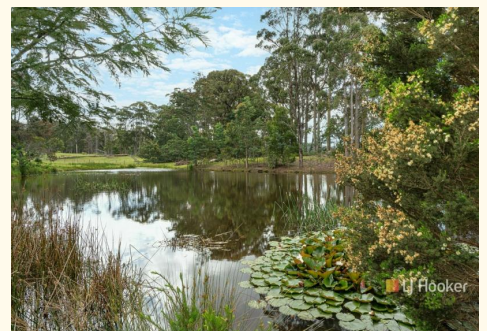
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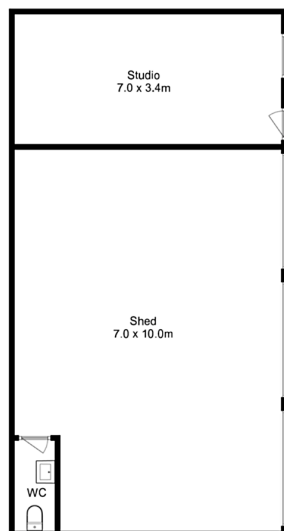
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This plan is a sketch for illustration only.
All measurements are internal and approximate.
Outbuildings / exterior elements not in position.

