



# House in the Country

6480 South Lavant Road,  
Ompah

MLS® 40630585

Annette@LakeDistrictRealty.com

Welcome to 6480 South Lavant Rd. Ompah. Enjoy this 4-bedroom, 2-bathroom home located on a generous 2.9-acre lot. The home is set back from the main road providing privacy and safety for children to roam and play. The beautiful lot is adorned with many perennial flowers, well kept lawns and surrounded with mature pine and maple trees providing that extra layer of privacy. The home is a multi level split design with the primary bedroom located on the main level with large bathroom and open concept kitchen, dining room and living room. Downstairs you will find 3 good size bedrooms an additional bathroom and laundry room/mechanical area which has an entry directly to the attached single car garage and workshop area. The entire home has been freshly painted, with some new flooring installed in the lower bedroom, forced air wood/propane furnace installed in 2018. Conveniently located within minutes to the Sunday Lake public boat launch as well as numerous other lakes in the area as well as minutes to the ATV and snowmobile trails network. Built in 1991 this is the perfect family home or recreational getaway. Only 15 minutes to Plevna where you will find gas, grocery, LCBO and restaurant and bakery, or 50 minutes to the Heritage town of Perth.



**\$389,000**

*List Price*

**2.9 Acres**

**1551sqft**

**4 Beds, 2 Baths**

**\$1416**

*2024 Taxes*



## FEATURES

- Ample private lot providing plenty of space for children to play and run around
- Convenient attached garage ideal for parking during winter, saving you from clearing snow off your car before leaving
- Two full bathrooms to ease the morning rush
- Host delightful family barbecues on your backyard deck

## CONTACT DETAILS

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