

Gawler East, 94 Lyndoch Road

The rarest of opportunities!

This rare offering presents an incredible opportunity to acquire a spacious family home, 2,040m² of land (approx.), your very own vineyard & a lifestyle you & your family could only dream of.

With stunning presentation throughout, coupled with practical establishment including multiple entertaining areas, large shedding, plenty of off-street parking & much more, this is truly a rare & exciting opportunity!

Residence:

- * 4 double bedrooms.
- * Master bedroom with updated ensuite & walk-in robe.
- * Fully renovated main bathroom with separate toilet.
- * Modern kitchen with stone bench tops, quality appliances & plenty of storage including



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
\$849,000-\$889,000

View
ljhooker.com.au/1VB4G54

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LJ Hooker Gawler | Barossa
(08) 8522 3311

walk-in pantry.

- * Light filled formal lounge & dining rooms located toward the front of the home.
- * Open plan kitchen/dining/family room opening directly to the outdoor entertaining space.
- * Ducted reverse cycle heating & cooling throughout.
- * 6.6kW (approx.) of solar power.
- * Updated flooring & window coverings throughout.

Grounds:

- * Multiple outdoor entertaining areas overlooking different aspects of the gardens.
- * Stunning Montepulciano Vineyard.
- * Established fruit trees including lemon, blood orange, nectarine, apricot, mandarin, table grapes, almond & Manzanillo olive.
- * Defined vegetable gardens & chicken coop.
- * Variety of surfaces including lawn, pavers & gravel.
- * Lined shed with concrete floor, power, lighting & insulation.
- * Carport with drive through access to the back yard & shedding.
- * Huge amount of off street & secure parking.

Vineyard :

- * Easy to maintain 99 vine micro "hobby" vineyard planted to Italian red wine variety Montepulciano.
- * Producing high quality fruit with the property falling just inside the Barossa zone.
- * The fruit is currently used for the production of 'Shrieking Witch Wines' Montepulciano.

With too many features to list, we strongly suggest you view this property in person to appreciate in its entirety. For any further information, or to make a time to inspect, please contact Jared Lund on 0433 762 225.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 343733



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More About this Property

Property ID	1VB4G54
Property Type	House
House Size	185 m2
Land Area	2040 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Outdoor Entertaining Workshop Secure Parking Fully Fenced Solar Panels

Jared Lund 0433 762 225

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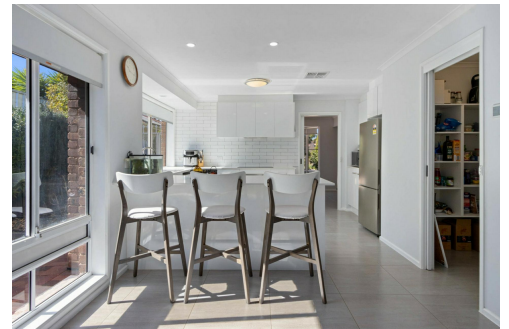
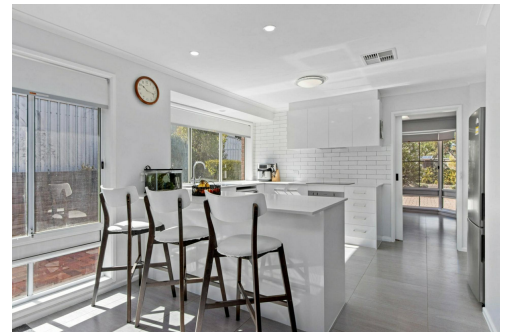
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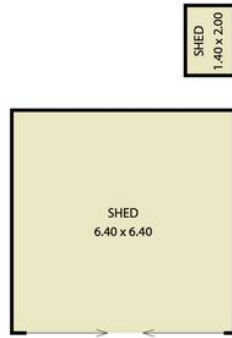


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GAWLER EAST



Living:	168.00SQ.M
Porch/Carport:	31.00SQ.M
Entertaining:	41.00SQ.M
Shed:	44.00SQ.M
TOTAL:	284.00SQ.M

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.