



10 Coward Street, Nuriootpa

## A Rare Bluestone Beauty in the Heart of Nuriootpa

Beautifully positioned on an impressive 3,217sqm allotment in the heart of the Barossa Valley, this residence showcases character, craftsmanship and abundant space for the whole family.

Behind the timeless bluestone facade, this two-storey home is enriched with ornate ceiling roses, soaring 2.7m ceilings throughout, natural timber flooring, and a thoughtful floorplan that blends charm with functionality. Multiple living areas, four bedrooms plus a study, and 2.5 bathrooms provides the versatility to live, work and entertain with ease.

From the moment you arrive, the elegance of the formal lounge and dining rooms sets the tone. The master suite offers a walk-in robe and private ensuite, while bedroom two also features a walk-in robe for added convenience.

The open-plan kitchen and living room is the heart of the home and captures the stunning garden views. Beyond the home, you'll find an undercover entertaining area and immaculate grounds, complete with a rose garden, stone garden with hot house and a charming imitation creek, all supported by automatic irrigation and generous rainwater

4 2 2

### FOR SALE

Sold By Brianna Stopps- LJ Hooker

### AGENTS

Brianna Stopps  
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Maigen Norman  
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### AGENCY

LJ Hooker Property Specialists Gawler |  
Barossa  
(08) 8522 3311

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.



supply.

Practicality is equally impressive, with a 15.5m x 8m shed/workshop featuring concrete floor and three-phase power, a 1.8kW solar system, 45,000L rainwater storage, side access, tool shed and more.

Things we love:

- Timeless bluestone two-storey facade.
- Ornate ceiling roses and soaring 2.7m high ceilings throughout.
- Formal lounge & dining rooms.
- Open-plan kitchen and living room with garden views.
- Balcony and undercover entertaining area.
- Immaculate established gardens with rose garden, stone garden and imitation creek.
- Huge 15.5m x 8m shed/workshop.
- 1.8KW solar, 45,000L rainwater and irrigation system.

For further information or to make time to inspect, please contact Brianna Stopps on 0437 969 863.

CT/ 5416/761

Year Built / 2002

Internal Living / 266m<sup>2</sup> (approx.)

Land Size / 3217m<sup>2</sup> (approx.)

Local Government / Barossa Council

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## MORE DETAILS

Property ID 1VPKG54  
Property Type House  
House Size 266 m2  
Land Area 3217 m2  
Including Ensuite  
Ducted Cooling  
Ducted Heating  
Toilets (3)  
Courtyard  
Balcony  
Outdoor Entertaining  
Floorboards  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Solar Panels  
Water Tank

### **Brianna Stopps 0437 969 863**

Sales Specialist | [briannas@ljhsales.com.au](mailto:briannas@ljhsales.com.au)

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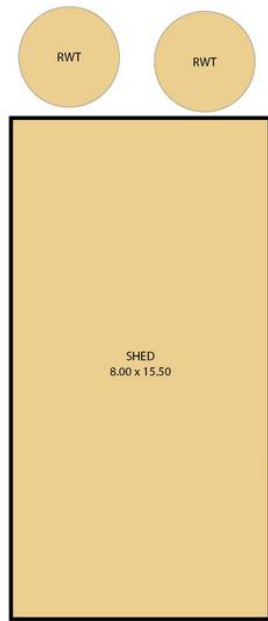
### **LJ Hooker Property Specialists Gawler | Barossa (08) 8522 3311**

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**NURIOOTPA**



Living:	258.575Q.M
Balcony:	13.955Q.M
Garage/Shed:	158.535Q.M
Verandah:	94.205Q.M
<b>TOTAL:</b>	<b>525.255Q.M</b>

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