

## Nuriootpa, 11 Blaxland Street

Perfect Family Home In Tucked Away Oasis!

This stunning family home sits on a generous 773sqm (approx.) Situated in the heart of the Barossa, offering a relaxing and peaceful lifestyle with ample space for the whole family to enjoy. Not to mention backing onto the Welland vineyard for that perfect slice of serenity.

As you arrive, you'll be greeted by a beautifully landscaped, low-maintenance front yard, complete with a secure lock-up area. The expansive driveway extends to a large powered shed with a concrete floor, offering ample space for additional vehicles or recreational toys.

Step into a spacious lounge room, perfect for cozy family movie nights. The hallway flows into an open-plan living area, seamlessly connected to a well-equipped kitchen featuring ample cupboard space, ready for the household chef.

The home offers four generously sized bedrooms, all conveniently located near the main bathroom.

4 1 2

**For Sale**  
\$599,000 - \$630,000

**View**  
[ljhooker.com.au/66HFFDC](http://ljhooker.com.au/66HFFDC)

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**LJ Hooker Craigmore | Elizabeth | Salisbury**  
**(08) 8255 9555**

#### Standout Features:

- Situated in the heart of the Barrosa
- Backed onto the Welland winery vineyards
- Block Size 773sqm (approx.)
- Heating and Cooling
- Spacious Kitchen
- Massive Shed
- Close to local schools
- Enclosed Shed for extra storage
- Current rental estimate: \$550 to \$570 per week
- Torrens title allotment with no easements!

You'll fall in love with the outdoor space, perfect for entertaining family, friends, and pets alike. The property features a spacious veranda with stunning vineyard views, ample room for kids to play, and even a charming chicken pen.

Not to mention the fabulous location! Nestled in the world-renowned Barossa Valley, Nurioopta offers an idyllic blend of country charm and modern convenience. As one of South Australia's most sought-after regional towns, it's the perfect place to call home, surrounded by picturesque vineyards, rolling hills, and a welcoming atmosphere. The home is walking distance to schools, close to multiple eateries and boutique stores making this a supremely convenient location with a BMX park up the road, nature reserves and just a short walk from Nuriootpa's main street.

This property presents endless opportunities, whether you're ready to move in with your loved ones or looking for an investment opportunity.

#### Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

## More About this Property

Property ID	66HFFDC
Property Type	House
Land Area	773 m2

#### Gareth Dickins 0417883329

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#### Bradley Clarke 0422 070 240

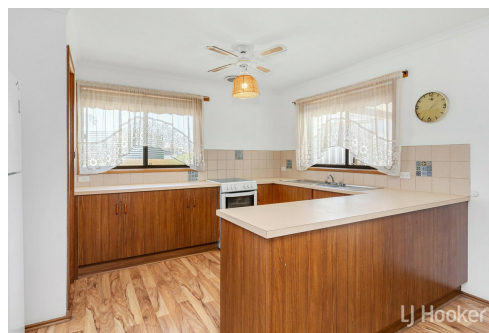
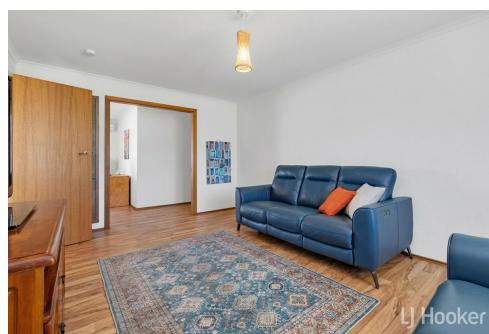
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## 11 Blaxland Street, Nuriootpa

DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.

Produced by **Property Portraits**

Interior  
Verandah  
Shed

132m<sup>2</sup>  
29m<sup>2</sup>  
42m<sup>2</sup>

**203m<sup>2</sup>**  
TOTAL