

## Nuriootpa, 17 Steinborner Street

### Escape To Barossa Bliss!

Step inside and fall in love with this incredible family house, built in 2014 and cherished ever since. This spacious family home blends modern design with a warm, inviting vibe, creating the perfect place to make lasting memories. Lovingly maintained and thoughtfully cared for, it's ready for its next chapter with you.

There's room for everyone, with four generously sized bedrooms, two stylish bathrooms and a dedicated study that's perfect for working from home or tackling homework. Three living areas give you plenty of options to relax, play, or entertain, while the double garage with auto roller doors ensures convenience and security. Every inch of this home is designed to make family life as easy and enjoyable as possible.

The outdoor entertaining is a showstopper! The entertaining area, complete with café blinds, transforms into a cosy all-weather retreat where you can host gatherings all year round. It's equipped with an outdoor kitchen, built-in BBQ with main gas connected, and



**For Sale**  
\$875,000 - \$925,000

**View**  
[ljhooker.com.au/2BA7GJU](http://ljhooker.com.au/2BA7GJU)

**Contact**  
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**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.

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ceiling fans to keep the good times rolling. The expansive backyard offers loads of space for kids and pets to run wild, and the ultimate workshop/shed with drive-through access is the cherry on top - perfect for hobbies, projects, or extra storage. This is more than just a house; it's a lifestyle waiting for you to enjoy.

#### Features you'll love

- \* Master bedroom with ensuite and walk-in robe
- \* Bedroom two, three and four all equipped with built-in robes
- \* Reverse cycle heating and cooling for year-round comfort
- \* Natural gas cook top/hot water
- \* Three expansive living areas
- \* Outdoor entertaining with outdoor kitchen and bbq included
- \* Kids playground/sandpit included

Living in the Barossa Valley means becoming part of a close-knit community that feels like one big family. With a variety of shops, local amenities and excellent schools at your doorstep, everything you need is within easy reach. Convenient access to highways makes getting around effortless, and the region's iconic wineries are just a short drive away, offering a lifestyle that combines charm, convenience, and world-class experiences. Opportunities like this are rare - don't miss your chance to secure your dream home in this sought-after location today!

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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516



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## More About this Property

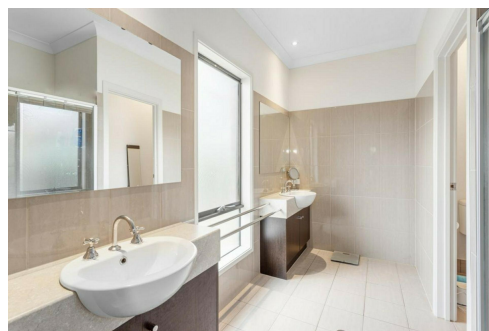
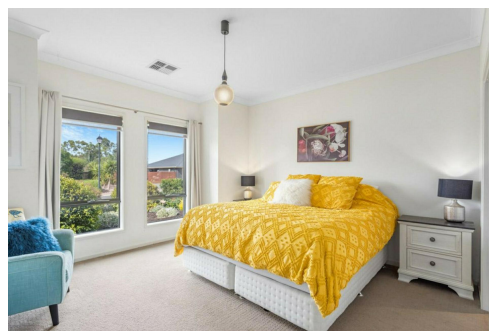
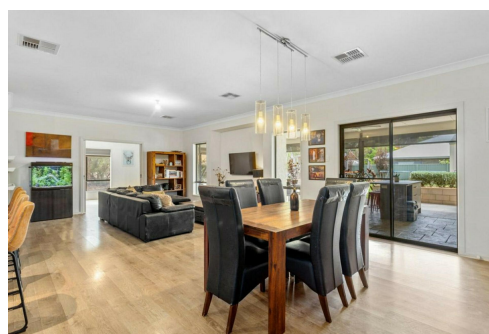
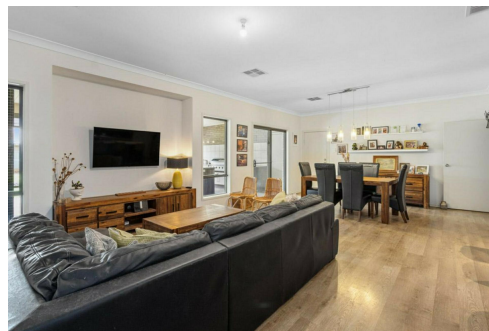
<b>Property ID</b>	2BA7GJU
<b>Property Type</b>	House
<b>House Size</b>	264 m2
<b>Land Area</b>	1355 m2
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Remote Garage

**Donna Staines 0456 844 103**

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

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by **The Fotobase Group**



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