

20 Hatch Street, Nuriootpa

Solid Brick Home, Big Block & Exciting Future Potential

Set on a generous 944m² (approx.) allotment with an impressive 39.78m (approx.) street frontage, this well-maintained solid brick home presents an exciting opportunity for first-home buyers, renovators, investors and developers alike.

Built in 1971 and lovingly occupied by the same family for more than 40 years, this original home offers the perfect starting point for those looking to enter the property market, roll up their sleeves and add value, or explore the future potential of a substantial allotment in the heart of Nuriootpa (subject to Council consent).

Offering solid construction, comfortable living spaces and plenty of room to make your mark, the home features three good-sized bedrooms (all fitted with roller shutters), a formal lounge, a separate dining area and an original kitchen overlooking the backyard. A fully enclosed utility room provides sheltered access into the home, complemented by an adjoining enclosed storage room.

While the home retains much of its original character, it also offers scope for cosmetic updates and modern improvements over time. The original bathroom offers an opportunity to refresh and

3 1 0

FOR SALE
\$600,000 - \$660,000

VIEW
Sun 1st Nov @ 10:00AM - 10:30AM

AGENTS
Darren Hutton
0408 086 249
darrenh@ljhsales.com.au

Brianna Stopps
0437 969 863
briannas@ljhsales.com.au

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.

LJ Hooker

personalise, making it an appealing option for buyers who want to gradually transform a well-cared-for property into something of their own.

Outside, the generous allotment opens real possibilities. With approximately 39.78 metres of street frontage, buyers may wish to investigate the potential for future subdivision or development, subject to Council approval and all relevant planning requirements. Whether you want to renovate and enjoy the extra space, invest for the future, or explore a development opportunity, this property provides an excellent foundation.

The home's appeal is further enhanced by a verandah, enclosed storeroom, additional shedding, and approximately 10,000 litres of rainwater storage. Year-round comfort is supported by ducted heating and cooling throughout, a 3kW solar system and a still-functional oil heater in the lounge. A front disability-access ramp adds convenience.

Property Features Include:

- Generous 944m² (approx.) allotment.
- Impressive 39.78m (approx.) street frontage.
- Potential to investigate future subdivision or development, subject to Council consent.
- Original 1971 solid brick home.
- Approximately 117m² of internal living space.
- Three good-sized bedrooms, all with roller shutters.
- Home is fitted with roller shutters on all windows.
- Formal lounge and separate dining room.
- Original kitchen overlooking the backyard.
- Fully enclosed utility room and adjoining storeroom.
- Verandah, additional enclosed storage and shedding.
- Approximately 10,000 litres of rainwater storage.
- 3kW solar system.
- Ducted heating and cooling throughout.
- Functional oil heater in the lounge.
- Front disability access ramp.
- NO Easements.

Conveniently positioned with easy access to the Sturt Highway, Murray Street, and Nuriootpa's local shops, services and amenities, the property is also well placed to enjoy everything the surrounding Barossa region has to offer.

Whether you're a first-home buyer looking for an affordable entry into the market, a renovator seeking your next project, an investor seeking long-term potential, or a developer exploring the possibilities of a larger allotment, 20 Hatch Street offers more than meets the eye.

For any further information, or to make a time to inspect, please contact Darren Hutton on 0408 086 249.

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

MORE DETAILS

Property ID	1WAXG54
Property Type	House
House Size	117 m2
Land Area	944 m2
Including	Air Conditioning Ducted Cooling Evaporative Cooling Outdoor Entertaining Workshop Secure Parking Solar Panels

Darren Hutton 0408 086 249

Sales Partner | Sales Specialist | darrenh@ljhsales.com.au

Brianna Stopps 0437 969 863

Sales Specialist | briannas@ljhsales.com.au

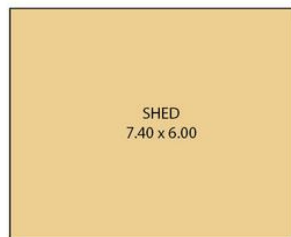
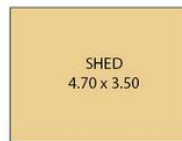
LJ Hooker Property Specialists Gawler | Barossa (08) 8522 3311

26 Adelaide Road, GAWLER SA 5118

gawlerbarossa.ljhooker.com.au | gawler@ljhsupport.com.au



20 Hatch Street,
NURIOOTPA



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