



5 Cecil Robin Road, Nuriootpa

## Move In, Invest or Downsize with Confidence

Positioned in a sought-after pocket of Nuriootpa, this modern and beautifully presented home offers the perfect blend of comfort, functionality and low-maintenance living. Whether you're looking to invest, downsize or secure your first home, this property delivers a lifestyle of ease without compromising on space.

Designed with contemporary living in mind, the home boasts four generous bedrooms, including a spacious master suite complete with walk-in robe and private ensuite. A second living area provides extra space for growing families.

At the heart of the home, the stylish kitchen is well-appointed with quality appliances, ample storage and a large island bench overlooking the open plan living and dining area. Seamlessly flowing from indoors to out, sliding doors lead to the undercover alfresco area, creating the perfect setting for year-round entertaining.

Comfort is assured throughout every season with ducted heating and cooling, while the neutral colour palette and modern finishes create a fresh and inviting atmosphere. Outside, the easy-care allotment has been thoughtfully designed to

4  2  2 

**FOR SALE**  
\$700,000 - \$750,000

**VIEW**  
By Appointment

**AGENTS**  
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**

minimise maintenance, allowing you to spend more time enjoying the things you love.

Things you'll love:

- Master suite with walk-in robe and ensuite.
- Two separate living areas.
- Modern kitchen with island bench and ample storage.
- Open plan living and dining area.
- Ducted heating and cooling throughout.
- Undercover alfresco entertaining area.
- Double garage.
- Low-maintenance allotment.
- Ideal investment, first home or downsizing opportunity.
- Convenient location close to schools, parks, shopping and local amenities.

Offering modern comfort, versatile living spaces and effortless upkeep, this is an outstanding opportunity to secure a quality home in the heart of the Barossa.

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

CT/ 6080/989

Year Built / 2013

Internal Living / 188m<sup>2</sup> (approx.)

Land Size / 421m<sup>2</sup> (approx.)

Local Government / Barossa

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 1W4TG54  
Property Type House  
House Size 188 m2  
Land Area 421 m2  
Including Ensuite  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Alarm  
Dishwasher  
Outdoor Entertaining  
Floorboards  
Built-in-Robes  
Fully Fenced  
Remote Garage

**Brianna Stopps 0437 969 863**

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

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

26 Adelaide Road, GAWLER SA 5118

[gawlerbarossa.ljhooker.com.au](http://gawlerbarossa.ljhooker.com.au) | [gawler@ljhsupport.com.au](mailto:gawler@ljhsupport.com.au)

