



5 Para Avenue, Nuriootpa

## Open Cancelled - Contact Maigen Norman

Immaculately presented and finished to an exceptional standard, this residence has been crafted for those who appreciate quality, space and effortless entertaining. Every detail has been carefully considered, creating a home that feels refined, functional and ready to be enjoyed.

Inside, the interiors are both elegant and inviting. Plantation shutters, brand new carpets and stone benchtops elevate the home, while the well-designed floorplan allows for seamless everyday living without compromising on style.

Outdoors is where this home truly sets itself apart. The undercover pool and entertaining area delivers a resort-style experience, private, sophisticated and designed for year-round enjoyment.

The inclusion of a fully self-contained granny flat adds a rare level of flexibility, complete with its own kitchen, ensuite and split system. Ideal for extended family, guests, a teenage retreat or as an extra rental income.

Positioned within easy reach of Gawler and the heart of the Barossa, this is a residence that combines luxury with lifestyle, offering a level

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**FOR SALE**  
Contact Agent

### AGENTS

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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.

 **LJ Hooker**

of living that is both effortless and exceptional.

Features:

- Main bedroom complete with ensuite, ceiling fan and built-in robes.
- Bedrooms 2 and 3 include ceiling fans and built-in robes.
- Bedroom 4 or office with ceiling fan.
- Centrally located main bathroom.
- Elegant kitchen with stone benchtops, ample storage and generous bench space.
- Main living area with fireplace and ceiling fan, creating a warm and inviting space.
- Fully self-contained granny flat with kitchen, ensuite and split system. That can be a rental income stream.
- Stunning undercover entertaining area designed for year-round use.
- Salt chlorinated pool with swim jets, solar heating and integrated night spa.
- Plantation shutters throughout.
- Newly installed carpets.
- Ducted reverse cycle air-conditioning with app-controlled zoning.
- 9kW solar system.
- Security system.
- Rainwater plumbed to the home.
- Irrigated front yard.
- Concrete powered shed and garage.
- Side access.
- Roof loft storage with ladder access.
- insulated for year-round comfort.

For any further information, or to make a time to inspect, please contact Maigen Norman on 0418 557 597.

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## MORE DETAILS

Property ID 1VZ1G54  
Property Type House  
House Size 159 m2  
Land Area 906 m2  
Including Ensuite  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Toilets (3)  
Pool  
Fire Place  
Deck  
Dishwasher  
Outdoor Entertaining  
Floorboards  
Built-in-Robes  
Secure Parking  
Solar Panels  
Water Tank

**Maigen Norman 0418 557 597**

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Living:	159.60SQ.M
Garage:	36.45SQ.M
Entertaining:	12.01SQ.M
Shed:	25.20SQ.M
<b>TOTAL:</b>	<b>233.26SQ.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.