



5 Para Avenue, Nuriootpa

An Entertainer Designed for Family Living

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

VIEW
Sat 11th Apr @ 1:00PM - 1:30PM

AGENTS
Maigen Norman
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AGENCY
LJ Hooker Property Specialists Gawler |
Barossa
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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.

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 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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Brianna Stopps 0437 969 863

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Living:	159.60SQ.M
Garage:	36.45SQ.M
Entertaining:	12.01SQ.M
Shed:	25.20SQ.M
TOTAL:	233.26SQ.M

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