



7 Cook Street, Nuriootpa

## Freshly updated & ready to make your own

Positioned in a convenient pocket of Nuriootpa, 7 Cook Street presents a fantastic opportunity for first-home buyers, downsizers, investors or anyone looking for a comfortable home with room to add their own personal touch.

Recently refreshed with new laminate flooring throughout the main living areas, new carpets to the bedrooms and fresh paint throughout, much of the hard work has already been taken care of, creating a bright and inviting foundation for its next owner.

From the street, the home offers an attractive facade complemented by a well-maintained front yard. Inside, you'll find three bedrooms with the main bedroom featuring a built-in robe and roller shutter. The comfortable living room includes a combustion heater and wall-mounted air conditioner, offering practical year-round comfort.

Outside, the spacious undercover verandah provides a great space for entertaining, relaxing or enjoying time with family and friends. An automatic single garage and impressive 6m x 6m shed offer excellent parking, storage and workspace options.

3 1 1

### FOR SALE

Please Call

### 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.



Conveniently located close to local schools, shops, sporting facilities and everyday amenities, this is a great opportunity to secure a freshly updated home in the heart of the Barossa, while still having the freedom to add your own finishing touches over time.

Things we love:

- Main bedroom with built-in robe and roller shutter.
- Living room with combustion heater and wall-mounted air conditioning.
- Freshly painted & new flooring throughout.
- Spacious undercover verandah and entertaining area.
- Automatic single garage.
- 5m x 7m shed.
- Attractive facade and well-maintained front yard.
- Excellent renovation and value-add potential.
- Conveniently located close to schools, shopping, sporting facilities and local amenities.

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

CT/ 5217/849

Year Built / 1994

Internal Living / 104m2 (approx.)

Land Size / 576m2 (approx.)

Local Government / Barossa Council

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   | 1W99G54                                                                                          |
| Property Type | House                                                                                            |
| House Size    | 104 m2                                                                                           |
| Land Area     | 576 m2                                                                                           |
| Including     | Air Conditioning<br>Dishwasher<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced<br>Water Tank |

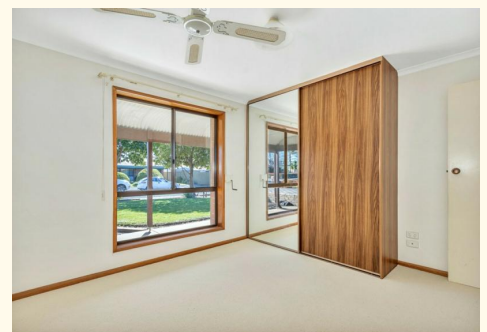
**Brianna Stopps 0437 969 863**

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

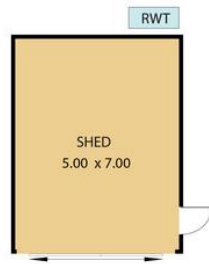
**LJ Hooker Property Specialists Gawler | Barossa (08) 8522 3311**

26 Adelaide Road, GAWLER SA 5118

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



7 Cook Street,  
**NURIOOTPA**



|                   |                   |
|-------------------|-------------------|
| Living:           | 81.195Q.M         |
| Verandah/Carport: | 91.795Q.M         |
| Shed:             | 24.365Q.M         |
| <b>TOTAL:</b>     | <b>197.345Q.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.