

## Nuriootpa, 80 Kalimna Road

### Modern Family Living!

Located in the heart of the world-famous Barossa Valley wine region, welcome to 80 Kalimna Road, Nuriootpa.

With a wide and inviting entrance hallway, this Statesman-built open plan home is filled with natural light and features high ceilings, making it the perfect place to entertain guests, unwind with family, and enjoy a wine or two. This stunning home is a short drive to all the conveniences offered within Nuriootpa, and an easy commute to both Gawler and the Adelaide CBD.

#### Features:

- \*Main bedroom with ceiling fan, walk-in robes and ensuite
- \*Three well sized bedrooms, all with built-in robes
- \*Built in 2016 by Statesman Homes (Myrtle Alfresco)



**Disclaimer:** 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.

**SOLD**

5 2 2

#### For Sale

Best Offers By 5pm 31/7/23 Unless Sold Prior

#### View

[ljhooker.com.au/1TZYG54](http://ljhooker.com.au/1TZYG54)

#### Contact

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

- \*Open plan kitchen, living, and meals area
- \*Chefs dream kitchen with large walk-in pantry, dishwasher, and added study nook area
- \*Sun-filled kitchen/meals with an array of storage throughout the home
- \*Freshly painted throughout
- \*New carpets throughout
- \*Undercover alfresco area fully enclosed with ceiling fan and automatic blinds for all-around comfort
- \*Second living theatre room with ceiling fan for those family movie nights
- \*Work from home office space or 5th bedroom
- \*Central bathroom with separate shower and bath
- \*Separate toilet
- \*Double garage with internal access and auto panel lift door
- \*Ducted central heating/cooling throughout
- \*Plenty of off-street parking
- \*Landscaped front and rear yard
- \*Side access for the caravan/boat
- \*225sqm (approx.) living
- \*Set on a generous 900sqm (approx.) allotment
- \*Garden Shed
- \*Children's cubby house

This home is a beauty and you will not want to miss it, inspect today!

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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 305453



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## More About this Property

|                      |   |
|----------------------|---|
| <b>Property ID</b>   | 1TZYG54   |
| <b>Property Type</b> | House   |
| <b>House Size</b>    | 225 m <sup>2</sup>  |
| <b>Land Area</b>     | 900 m <sup>2</sup>  |
| <b>Including</b>     | Air Conditioning<br>Alarm<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Secure Parking |

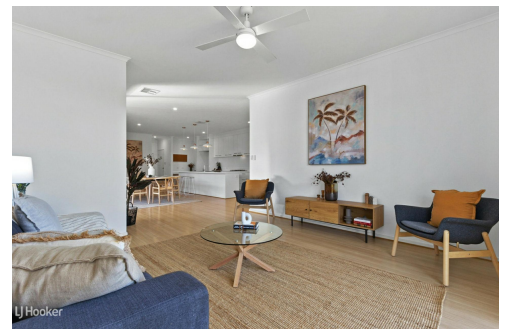
### Darren Hutton

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|               |                   |
|---------------|-------------------|
| Living:       | 180.43SQ.M        |
| Garage:       | 29.64SQ.M         |
| Alfresco:     | 19.04SQ.M         |
| <b>TOTAL:</b> | <b>229.11SQ.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.

