



10 Hoffmann Avenue, Tanunda




Stylish and Spacious Living in a Prime Barossa Location

Welcome to 10 Hoffmann Avenue, Tanunda, a beautifully renovated brick home that perfectly blends classic charm with modern comfort in the heart of the Barossa Valley.

Offering four bedrooms, two bathrooms and multiple living spaces, this home provides the ideal setting for family living. The master bedroom features a walk-through robe and a stunning updated ensuite, while bedrooms two and three include built-in robes for easy storage.

Recent upgrades add a fresh, contemporary feel including brand-new carpets, luxury laminate flooring, downlights, screen-away block-out blinds, and a complete interior repaint. All year-round comfort is assured with ducted heating and cooling throughout, complemented by ceiling fans in key rooms.

Step outside and enjoy easy entertaining under the alfresco area, overlooking the low-maintenance yard that extends seamlessly to the side of the home perfect for children to play and enjoy the outdoors. The property also offers excellent practicality with a three-bay garage/workshop with concrete flooring and power, single-bay

4  2  3 

FOR SALE

Under Contract by Brianna Stopps- LJ Hooker

AGENTS

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AGENCY

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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**

carport, brand-new two-bay carport, pop-up irrigation for lawns, and a 6.5kW solar system to keep energy costs low.

Beautifully presented and move-in ready, this is a home you won't want to miss out on!

Things we love:

- Renovated & updated throughout.
- Multiple living areas.
- Stunning updated ensuite to master bedroom.
- Brand new carpets, luxury laminate flooring, downlights and screen-away block-out blinds.
- Ducted heating and cooling plus ceiling fans.
- Undercover alfresco area and low maintenance grounds/gardens.
- Three bay garage/workshop and three-bay undercover carport.
- 6.5KW solar and irrigation systems.

Investors, please request a copy of the current rental appraisal.

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

CT/ 5427/741

Year Built / 1990

Internal Living / 173m2 (approx.)

Land Size / 1140m2 (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 | 1VPHG54 |
| Property Type | House |
| House Size | 173 m2 |
| Land Area | 1140 m2 |
| Including | Ensuite Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Solar Panels |

Brianna Stopps 0437 969 863

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10 Hoffmann Avenue,
TANUNDA



| | |
|---------------|------------------|
| Living: | 172.305QM |
| Carport: | 89.375QM |
| Verandah: | 14.025QM |
| Garage: | 90.315QM |
| TOTAL: | 366.005QM |

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