

2 Kavel Court, Tanunda

Love Where You Live!

Ideally situated in a quiet cul-de-sac location, just off the beautifully tree-lined First Avenue, is this c1981 built, much loved one owner family residence.




You're welcomed by a front entrance which leads to either of the two separate living areas; the front L-shaped lounge/dining room or the spacious family room at the heart of the home, with a separate functional kitchen which has handy access to both living areas.

A split-system air conditioner and ceiling fan to each of these two living areas makes them all the more comfortable.

There is the convenience of four decent sized bedrooms or three plus a study if that's what you need. Two out of four bedrooms have built in robes and three out of four have ceiling fans.

Wet areas include bathroom, separate toilet and a good-sized laundry with built-in linen press and its own access to the rear yard.

Step outside from the family room to an undercover area which overlooks an attractive rear garden with plenty of room for outdoor gatherings. Then beyond a low fence lies pretty much a large blank land canvas with space to create your own vast veggie garden, fruit orchard, with required approvals add another shed, workshop or

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FOR SALE

Under Contract. Need to Sell? call me
0412 342 941

AGENTS

Carlo Tedesco
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carlo@ljhfp.com.au

AGENCY

LJ Hooker Flinders Park
(08) 8352 1155

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**

studio or simply make it a great place for the children and pets to enjoy.

Off street parking is no problem, there's a carport plus a steel garage/workshop and separate tool shed storage.

This home sits on a large approximately 987m2 allotment situated just a short walk from the vibrant main street and only minutes away from local shopping, cafes, popular eateries, schools, places of interest and much more.

This picturesque location needs no introduction! Tanunda in the heart of the Barossa Valley, steeped in history and home to iconic South Australian wineries and first-class restaurants. It is a major tourist destination known for its deep connection to the region's wine culture, historical architecture, and vibrant atmosphere.

Don't miss out on this opportunity to secure an affordable family home offering a great lifestyle in one of South Australia's most celebrated regions.

For more information contact:
Carlo Tedesco 0412 342 941

Disclaimer:

Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

RLA 215339

MORE DETAILS

Property ID	JJJH67
Property Type	House
House Size	135 m2
Land Area	987 m2
Including	Air Conditioning Toilets (1) Outdoor Entertaining Workshop Built-in-Robes

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Property Extends Beyond this Diagram



Area (Estimate only)	
Living	123.5 m ²
Outdoor Entertaining	40.9 m ²
Shed	32.4 m ²
Carport	25.9 m ²
Porch	1.6 m ²
Total	225.3 m²

For illustrative purposes only.
All measurements are approximate

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