







Tanunda, 3 Krieg Avenue

Ideal for First Home Buyers or Savvy Investors

4 2 1

For Sale
$649,000 - $699,000

View
ljhooker.com.au/1UU5G54

Contact
Maigen Norman
0418 557 597
maigenn@ljhsales.com.au

Welcome to your new home in the exclusive sought after town of Tanunda, right in the heart of the Barossa Valley. This stylish and contemporary 4-bedroom residence offers low-maintenance living with all the modern updates you desire, making it perfect for first home buyers or investors looking for a high-quality property.

The location couldn't get any better, situated only a 10 minute walk to the shops, cafe's & wine bars in the main street of Tanunda & only a short drive to Gawler Town centre!

Features:

* Main bedroom with walk-in robe and ensuite.
* Bedroom 2, 3 and 4 all generous in size.
* Bedroom 2 with built-in robe.
* Second living area.

LJ Hooker

LJ Hooker Gawler | Barossa
(08) 8522 3311

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* The modern kitchen flows seamlessly into the open plan dining and living areas.
* Kitchen features stainless steel appliances, gas cooktop, pantry and plenty of bench space.
* Timber flooring.
* Gas heating and evaporative cooling.
* Undercover alfresco area.
* Tool/garden shed.
* Single garage under main roof with internal access.

For further enquiries, please contact Maigen Norman on 0418 557 597.

CT / 6013/783
Year Built/ 2014
Internal living / 168m2 (approx.)
Land size/ 504m2 (approx.)

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











More About this Property

Property ID	1UU5G54
Property Type	House
House Size	168 m²
Land Area	504 m²
Including	Ensuite Air Conditioning Evaporative Cooling Toilets (2) Dishwasher Floorboards Built-in-Robes Remote Garage

Maigen Norman 0418 557 597
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3 Krieg Avenue,
TANUNDA



Living:	135.13SQ.M
Garage:	17.92SQ.M
Alfresco:	18.90SQ.M
Porch:	1.08SQ.M
TOTAL:	**173.03SQ.M**

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

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