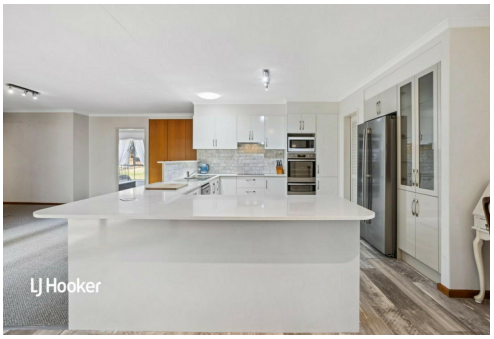








Vine Vale, 969 Light Pass Road

INSPECTION BY APPOINTMENT

5 3 5

For Sale
UNDER CONTRACT

View
ljhooker.com.au/2A7UGJU

Contact
Shaun Roberts
0435 367 534
shaunr@ljhsales.com.au

Your Own Slice of the Barossa Valley!

Located in the heart of the Barossa Valley on a generous 4,148m2 parcel of land, only 5 minutes from Tanunda and Angaston townships is this spacious 5-bedroom family home. The land offers three flexible usages, all of which are accessed from the large street frontage offering endless possibilities to those looking to make the move for a country home and lifestyle. The main residence is gated and set back allowing for secure parking for a caravan, or other family members vehicles. With an updated kitchen and stylish main bathroom, central entertaining area, lawn and workshop/store/studio to the rear. Adjacent to the home is a large 19m x 8.8m (approx.) garage/ workshop perfect for a mechanic or tradesperson to store equipment, vehicles or machinery. This may also appeal to someone looking to work from home. Grow your own grapes next door, the ideal hobby on the side for those passionate about the wine industry!

LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury
(08) 8289 6660

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.

Features include:
* 5 Bedrooms, master with ensuite and walk-through robe
* 2 Bathrooms, one fully updated featuring floor-to-ceiling tiles, plantation shutters and vanity
* Open plan family and meals area, with combustion wood heater
* Modern kitchen with Caesarstone benchtops, walk-in pantry, induction cooktop and oven, dishwasher
* Front formal lounge with electric fireplace heater
* Ducted reverse cycle air conditioning
* Central pergola entertaining area with café blinds perfect for family BBQs and gatherings
* Lawn front and back yards offering space for children to play or for the 4-legged family pet
* External studio with split system air conditioning + storeroom/shed
* Single auto carport with internal access to the home
* Large garage (19m x 8.8m approx.) with 4 car roller doors, 3 phase power, insulated roof and walls, concrete floor —perfect for workshop or storage
* 19kw Solar panel system saving you $$ on your electricity bills
* 4,000 Gallon rainwater tank for garden and watering
* Small vineyard with mains watering
* Front auto remote gate with guest/visitor parking

Next door to the Vine Vale Tennis Club, if you enjoy a hit of tennis you'll love the location. Owned by the current residence since it was built in 1982, and coming to the market for the very first time. Located in the tightly held suburb of Vine Vale, get set to immerse you and your family in the Barossa Valley lifestyle... you'll love it!

Enquire 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 208516

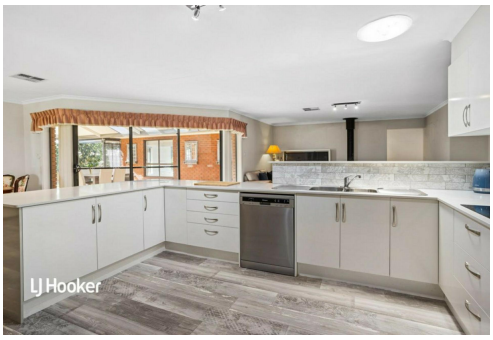
LJ Hooker

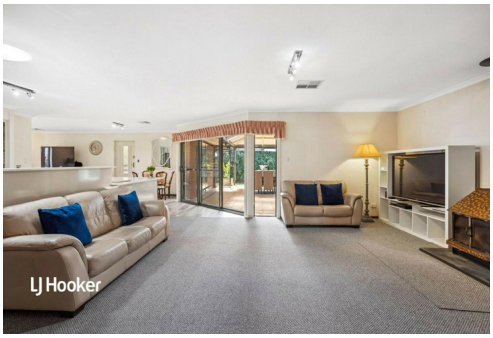
LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury
(08) 8289 6660

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.

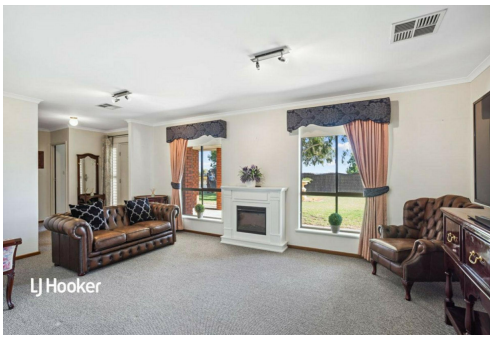
More About this Property

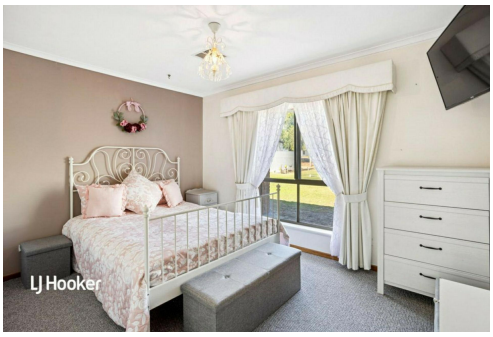
Property ID	2A7UGJU
Property Type	House
House Size	248 m²
Land Area	4148 m²
Including	Ensuite Ducted Cooling Evaporative Cooling Toilets (3) Fire Place Outdoor Entertaining Built-in-Robes Secure Parking Solar Panels Water Tank











Shaun Roberts 0435 367 534
Managing Partner | Sales Specialist | shaunr@ljhsales.com.au

LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660
North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
greenwithgoldengrove.ljhooker.com.au | info@ljhsupport.com.au

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.



566m²	260m²	24m²	207m²	66m²	9m²
TOTAL	Living	Store	Garage/ Workshop/ Carport	Verandah	Gazebo

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by The Fotobase Group

LJ Hooker

LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury
(08) 8289 6660

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.