



5 Knott Road, Williamstown

Your slice of the Barossa Valley!

Surrounded by picturesque rolling hills, with a beautiful family residence overlooking your very own Shiraz Vineyard, this property epitomises the idyllic Barossa lifestyle. With a flexible floorplan offering up to 6 bedrooms & multiple living spaces both indoors & out, your new home awaits!

Highlights include-

- 5 bedrooms + home office/6th bedroom.
- Master bedroom with modern ensuite, walk-in robe & private courtyard.
- Built-in robes to bedrooms 2, 3 & 4.
- Centrally located main bathroom with separate toilet.
- Practically designed "Alby Turner" kitchen with significant amounts of storage & high-quality appliances including Smeg double oven, induction cooktop & dishwasher.
- Open plan kitchen/meal/family room.
- Formal lounge/dining rooms.
- Ducted evaporative cooling, split system, combustion heater & gas heater taking care of all your heating & cooling needs.
- Return verandah perfect for outdoor entertaining.
- 150,000L (approx.) of rainwater storage plumbed to the house.
- 2.5kW (approx.) of solar power as well as solar hot water.
- Double undercover carport.

6 2 7

FOR SALE

Contact Jared Lund!

AGENTS

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AGENCY

LJ Hooker Property Specialists Gawler |
Barossa
(08) 8522 3311

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.

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- Significant shedding ideal for parking of cars, caravans, boats or for use as a workshop.
- Well maintained shiraz vineyard- enjoy your own vintage!
- Various fruit trees, olive grove, chicken run & vegetable gardens completing this perfect country lifestyle.

Set on the fringe of the Williamstown township, surrounded by walking trails & some of the region's most impressive scenery, this is an opportunity not to be missed.

For any further information, or to make a time to inspect this property, please contact Jared Lund on 0433 762 225.

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	1VNGG54
Property Type	House
House Size	255 m2
Land Area	1.12 hectare
Including	Ensuite Study Air Conditioning Ducted Cooling Evaporative Cooling Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

Jared Lund 0433 762 225

Managing Director | Sales Specialist | jaredl@ljhsales.com.au

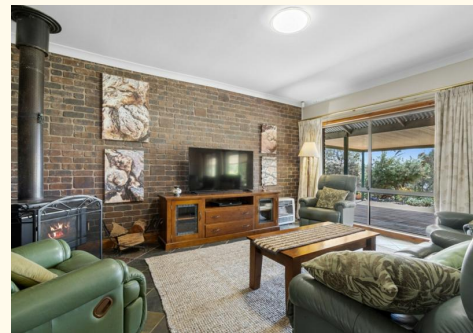
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5 Knott Road,
WILLIAMSTOWN



Living:	232.50SQ.M
Carport:	39.06SQ.M
Verandah:	166.63SQ.M
Porch:	3.56SQ.M
TOTAL:	441.75SQ.M

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