



## Williamstown, 70 Yettie Road

Stunning Barossa Valley location!



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/1VFXG54](http://ljhooker.com.au/1VFXG54)

**Contact**  
**Jared Lund**  
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Located right on the fringe of Williamstown, this circa 1954 home is positioned in a truly picturesque setting. Set on approximately 1,214m<sup>2</sup> with a significant 40.23m frontage, this property also lends itself perfectly to potential future development (S.T.P.C).

Features include:

- \* 3 bedrooms.
- \* Main bathroom with separate toilet.
- \* Open plan lounge/living room.
- \* Spacious kitchen with meals area.
- \* Reverse cycle heating & cooling.
- \* Undercover verandah overlooking the expansive rear yard.
- \* Huge shed with parking for at least 2 vehicles as well as a workshop.
- \* Currently tenanted until 29th August 2025 at \$370 per week.



**LJ Hooker Gawler | Barossa**  
**(08) 8522 3311**

**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.

\* Up to date rental appraisal available upon request.

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 About this Property

<b>Property ID</b>	1VFXG54
<b>Property Type</b>	House
<b>House Size</b>	90 m2
<b>Land Area</b>	1214 m2
<b>Including</b>	Air Conditioning Toilets (1) Outdoor Entertaining Workshop Secure Parking Fully Fenced

**Jared Lund 0433 762 225**  
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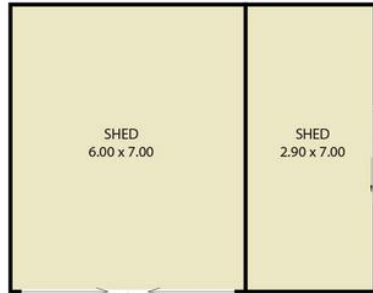
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70 Yetti Road,  
**WILLIAMSTOWN**



Living:	85.465SQ.M
Verandah:	14.405SQ.M
Porch:	4.005SQ.M
Shed:	69.985SQ.M
<b>TOTAL:</b>	<b>173.845Q.M</b>

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