

10 Gilbert Street, Lyndoch, SA 5351



House For Sale

Thursday, 13 June 2024

10 Gilbert Street, Lyndoch, SA 5351

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 673 m2

Type: House



Sheridan Huddy
0435011267



Darren Pratt
0428881406

Online Auction | Unless Sold Prior

Team Pratt are proud to introduce 10 Gilbert Street, Lyndoch! Presenting cosy living on an 673sqm* corner allotment, situated at the doorstep of the renowned Barossa Valley Wine Region. Ideal for those looking to buy their first home, downsize or invest, this charming 2 bedroom residence may be just what you are looking for. Designed with a formal living room, kitchen and dining area, the home embraces a variety of contemporary upgrades and quality fixtures to simplify your everyday life. With additional features including a 4 Kilowatt solar system, irrigation, recently installed hot water and septic and NBN connection available, all you need to do is move in and enjoy! If you are looking for low maintenance living, the backyard offers you just that with a small garden patch, shedding, a large undercover verandah and rumpus room. Dual side access also allows plenty of space for a boat or caravan, ensuring they are securely stored. Located on the main street of Lyndoch, only moments from local facilities including the IGA, coffee shops, restaurants, reputable schools and wineries of course, everything you need is simply a short stroll away. Being a 15 minute* commute to Gawler and Tanunda, and a brisk 10 minute walk to the up and coming football oval, the convenience of living in a communal country town are endless. We encourage you to inquire your interest to Sheridan Huddy on 0435 011 267 today!

Features:

- Secure 673sqm (approx.) corner allotment with dual side access
- 2 bedrooms equipped with air conditioning
- Master bedroom designed with an ensuite
- Formal living room with a split system for year round comfort
- Main bathroom with shower and vanity
- Spacious laundry area with separate toilet
- Contemporary kitchen and dining area with modern appliances and a large walk in pantry allowing for plenty of storage
- Undercover verandah, perfect for hosting any gathering!
- 5.30m x 10.50m rumpus room for a kids retreat, bedroom or simply just storage!
- Small garden shed
- X2 rainwater tanks
- Septic system new 5 years old
- Recently installed hot water system (3 years)
- NBN connection available
- Irrigation in the front yard
- 4 Kilowatt solar system (6 cents)
- Double carport with roller door

More Info: Built - 1958 Land - 673 sqm (approx.) House - 197 sqm (approx.) Zoned - TMS - Township Main Street Council - BAROSSA Rates - \$2,000 NBN - FTTN Available

To register your interest please phone Sheridan Huddy on 0435 011 267 or Darren Pratt on 0428 881 406. The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your inquiry and look forward to hearing from you.

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