

11 Richter Road, Lyndoch, SA 5351



House For Sale

Saturday, 13 April 2024

11 Richter Road, Lyndoch, SA 5351

Bedrooms: 3

Bathrooms: 2

Area: 713 m2

Type: House



Nicky Barker
0417879339

\$620,000 - \$650,000

This charming country-style 2019 built Aspire home sits on a generous 713sqm allotment in Lyndoch, a popular suburb in the Barossa Valley. It boasts 3-bedrooms, 2-bathrooms, 2 living spaces, solar power, ducted reverse cycle heating/cooling, lovely gardens, and an outdoor entertaining space with gabled pergola. Located a short 5-minute drive from the local primary school, award-winning wineries, great local restaurants, bakeries, and convenience stores; 10 minutes' drive from Barossa's famous lavender farm; and 15 minutes' drive from Gawler. This home is a must see. Property Features:- Large, graveled driveway with side access gates for vehicles, boat, or caravan.- Wide entry hallway with floating floorboards.- Master bedroom featuring walk-through robe, and large ensuite with double vanity, toilet, large shower, and plantation shutters.- Carpeted, good sized second bedroom at the front of the home. - Third bedroom / theatre room, carpeted with double doors and TV wall mount. - Office/ living space of generous size at the rear of the property, with double sliding doors to lounge area, and window overlooking the alfresco.- Stylish kitchen featuring large gas oven, large gas cooktop, double sink, overhead cupboards, dishwasher, stone benchtops, and a spacious butler's pantry with sliding door.- Open plan living/ dining with large sliding door access to both the side of the home and the entertaining alfresco. - Main bathroom featuring a good-sized bath, toilet, shower, hand basin, and plantation shutters.- Laundry features linen cupboards, basin, washing machine provision, and direct access outside. - Ducted reverse cycle air conditioning throughout the home.- Landscaped and well-maintained garden. - Side access to the rear of the property. - An inviting concreted outdoor entertaining area featuring a gabled pergola.- Outdoor entertaining on the gravel around the fire pit - Two rainwater tanks - one plumbed to the WC.- Garden shed. - 7.85kW Solar system.- Land size: 713 sqm approx.- Built: 2019- CT: 6218/994- Council: Barossa- Council rates: \$2,328 per annum (approx.)- Connections: solar, mains electricity, mains water, NBN, Telephone, Gas hot water (bottled), septic tank (recently emptied and covered by council rates), - Easement: nil- Estimated Rental Return : \$600 - \$620/week. All information and images contained within this advertisement have been obtained from sources deemed to be reliable. However, we cannot guarantee this information is accurate. Interested parties should make their own enquires.