

13 Welland Road, Nuriootpa, SA 5355

House For Sale

Monday, 17 June 2024

13 Welland Road, Nuriootpa, SA 5355

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 479 m2

Type: House



Ben Washington
0487316759

\$430,000 - \$450,000

Welcome to 13 Welland Road, Nuriootpa—a beautifully renovated 3-bedroom, 1-bathroom home set on a 479m² allotment in the picturesque Barossa Valley. Built in 1958, this home has been thoughtfully updated throughout, offering a perfect blend of classic charm and modern comfort. Ideal for first home buyers, downsizers, and investors, this property promises a fantastic lifestyle and excellent returns. Situated in the heart of Nuriootpa, one of the major towns in the Barossa Valley, this property enjoys an enviable location. The Sturt Highway is conveniently nearby, providing easy commutes to Adelaide and surrounding areas. You'll also be within close proximity to all the amenities you need, including shops, cafes, and restaurants, ensuring a lifestyle of convenience and comfort. Living at 13 Welland Road means you're just minutes away from the world-renowned Barossa Valley wine region. Enjoy weekend visits to local wineries, gourmet food experiences, and beautiful scenic drives through the vineyards. This location is perfect for those who appreciate the finer things in life and want to immerse themselves in the vibrant culture of the Barossa. Nuriootpa offers a friendly community atmosphere with excellent amenities. The area boasts a selection of quality schools, making it an ideal place for families. Numerous parks and recreational facilities provide plenty of opportunities for outdoor activities and leisure. The local shopping precincts ensure all your daily needs are met with ease. Extensively updated to combine modern conveniences with classic 1958 charm. Three well-sized bedrooms offer comfort and flexibility for families or guests. A contemporary bathroom with quality fixtures and fittings. An inviting living area perfect for relaxing and entertaining. The 479m² allotment is designed for easy upkeep, giving you more time to enjoy the beautiful surroundings. With a rental appraisal of \$460 - \$480 per week, this home is an excellent investment opportunity with great returns. This property caters to a variety of buyers. First home buyers will appreciate the move-in ready condition and modern updates. Downsizers will love the low-maintenance lifestyle and cozy atmosphere. Investors will be drawn to the strong rental potential and prime location, promising excellent returns in a highly desirable area. Don't miss out on the chance to own this charming, renovated home in the beautiful Barossa Valley. Contact Ben Washington today to arrange a viewing and experience the exceptional living that awaits at 13 Welland Road, Nuriootpa!