

**137 Krieg Road, Seppeltsfield, SA 5355**



**Acreage For Sale**

Wednesday, 14 February 2024

137 Krieg Road, Seppeltsfield, SA 5355

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 1 m2**

**Type: Acreage**



Cassandra Washington  
0403167458



David Washington  
1300397777

## Contact Agent

The enjoyment family will experience whilst growing up in their early years, living the country life, with 300-degree views including the Barossa Ranges. This quality Rosedale built home in 2009 has larger bedroom sizes and upgrades throughout. This unique home and lifestyle property is highly sought after and rarely becomes available to purchase. Features: 4 bedrooms Master bedroom with ensuite with double vanity and large walk-in robe. Three other bedrooms are queen size and enjoy country views, all with Built in Robes Cellar / Gym / 5th Bedroom fully insulated for climate control and built in shelving The kitchen area is light filled, the double sink overlooks the rear yard through a bay window, gas 5 burner cooktop, dishwasher, self-close drawers, breakfast bar, tiled floor, down-lights and modern cupboards with plenty of storage all add to the everyday enjoyable living area of the kitchen Large open plan family living and dining Separate home office or formal dining room. Formal lounge room has beautiful views towards the West 3 Way Bathroom with neutral tones The laundry has built in cupboards and bench tops Ducted Reverse cycle heating and cooling zone controlled Under floor heating in the family room Quality fixtures, fittings, curtains, UV blinds throughout and high ceilings The warm summer days will be welcomed with the inground fibre glass swimming pool measuring 9m x 4 m and the deepest depth being 2m. Salt chlorinated, electric heating and fully equipped with lighting for the summer night swim The rear entertaining area is paved overlooking the swimming pool Double garage under the main roof has drive through access with automatic roller doors 9m x 6m colour bond shed with high access sliding doors and cement floor - perfect for large caravans and boats 5 kw solar power Cooler living in summer months and protection from the elements is aided by the return veranda Secure 5 ft high fenced dog yard with lawn The superbly established garden, utilising natives, established hedges, trees and Kapunda bluestone retaining walls is beautifully planned and the lawn surrounding the home have pop up sprinklers and garden beds with dripper system Mains water and 3 x 22,000 litre rainwater tanks plumbed to the home. The orchard with irrigation includes Nectarine, lemon, lime, peach, apple, olive, cherry, plum and fig tree. Circular driveway, gravel paths, with secure boundary cyclone fencing and wooden fence entrance. Commuting is easy only 8km from the Tanunda township, with 3 km to the Sturt Highway and an easy commute to Adelaide GPO averaging 50 minutes. Everyone knows the Seppeltsfield area is renowned for its beauty, vineyards, wineries, restaurants and history. As far as visual appeal goes, it is hard to beat. The morning walk will have a new aspect all year round with a kaleidoscope of changing colour and season. This overall superb property will be the best move you make, simply enjoy for a lifetime. See yourself, sunrise to sunset - enjoying a wonderfully complete property to call your home all year round. This property is proudly presented to you by Cassandra Washington and David Washington from eXp Realty. Please feel free to call for more information or to arrange an inspection