

# 1744 Barossa Valley Way, Rowland Flat, SA 5352

## House For Sale

Sunday, 21 April 2024

1744 Barossa Valley Way, Rowland Flat, SA 5352

Bedrooms: 5

Bathrooms: 3

Parkings: 7

Area: 1 m2

Type: House



Sara La Nauze

## Expression of Interest by 10th of May 2024

Located between the townships of Lyndoch and Rowland Flat in the Barossa Valley, this unique property offers a great opportunity to upgrade the current family home and enjoy an enviable lifestyle. Nestled amongst mature trees and with views of the Barossa Ranges at your back doorstep, this property offers a quiet location still close to some of the Barossa's most iconic locations such as, Jacobs Creek dining and cellar door, Rockford Wines and St. Hugo. Originally built circa 1920 the original house is ready for you to either move straight in or upgrade and renovate. Things we love about the property, and you will too...

- Open plan kitchen, dining, living area
- Newly installed Westinghouse wall oven
- Lounge area has high ceilings with decorative cedar paneling
- Dry Internal cellar for wine storage
- Large pantry room with so much storage or could be converted to a study or extra bedroom
- 4 spacious bedrooms and 3 bathrooms
- Rear bedroom/study/retreat with walk in wardrobe and ensuite
- Master suite with timber walk through wardrobe, views onto the side verandah and ensuite
- Family bathroom with shower, bath, and toilet
- Large central lounge offers a slow combustion heater with ceiling fan
- Laundry with easy outdoor access
- Ducted cooling system and gas heating
- Original inground concrete swimming pool with plastic lining (further restoration to be completed)
- Extensive chicken coop and room for animals within the paddocks at the rear of the property
- Large shed with concrete floor and power
- Newly installed hot water system

For anyone looking to find a Barossa home situated close to the main townships, this one is a must view. For all enquiries contact Sara La Nauze on 0407 775 951. CT | 5099/348 Zoning | Rural Residential Council | Barossa Council

It is a condition of entry at any of Marx Real Estates open homes and private inspections that we may ask to site an attendees proof of identification. In the instance of refusing to provide proof of identity, refusal of entry may occur.

**DISCLAIMER:** All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own inquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.