

**20-22 Stockwell Road, Stockwell, SA 5355**



**House For Sale**

Wednesday, 17 April 2024

20-22 Stockwell Road, Stockwell, SA 5355

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 5**

**Area: 2700 m2**

**Type: House**



Rohan Semmler

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## **\$399,000 - \$429,000 - Enquiries Still Welcome**

Ideal for those looking to break into the property market or purchase a fantastic home in a great location, 20-22 Stockwell Road presents an incredible opportunity. Situated on a massive 2700m<sup>2</sup> allotment, the circa 1860 home features a modern kitchen, updated bathroom, two fantastic living areas and two generous bedrooms (which could easily become three bedrooms within the large living area). Two combustion heaters keep the house beautifully warm while split system air-conditioners ensure the home is kept temperature controlled all year round. 2kw solar helps keep the power bills down. What sets this home apart from the rest is the sprawling block (set across two allotments which can be converted to two separate titles – STCC) which includes 68,000 litres of rainwater capacity, shedding with concrete floors and power, several lawned areas perfect for the kids or pets, as well as a wonderful stone path which meanders through a tranquil native bush setting. Location wise, the property is in an excellent position with easy access into Nuriootpa or the Sturt Highway for a simple commute to Adelaide (or simply a short walk to the wonderful Stockwell Hotel!). A large sporting complex complete with playground and a newly installed bike track is a stone's throw away from your front door. If you've been looking to get a foot in the door into the Barossa property market with no luck so far, 20-22 Stockwell Road could finally be your opportunity!