

**22 Gilbert Street, Lyndoch, SA 5351**



**House For Sale**

Thursday, 18 April 2024

22 Gilbert Street, Lyndoch, SA 5351

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1317 m2**

**Type: House**



Sheridan Huddy  
0435011267



Darren Pratt  
0428881406

## Auction Online - Unless Sold Prior

Team Pratt welcome you to 22 Gilbert Street, Lyndoch! Presenting spacious living on an 1317m<sup>2</sup> (approx\*) allotment, right on the doorstep of the renowned Barossa Valley! Ideal for first home buyers, investors or those looking to move to a secure, private area, this charming character home may be the one! Designed for comfortability, this unique 3 bedroom residence offers a blank canvas for its next owner. Featuring 2 living areas and a gorgeous newly renovated kitchen with chef grade appliances, you are provided with convenience during your day to day life. The integration of indoor and outdoor entertaining to the undercover veranda makes hosting any gathering ideal, while the well maintained garden offers plenty of space for a flourishing vegetable patch or even a pool! Additional features of this home include a wine cellar, a rumpus room and plenty of shedding for all your storage needs! Situated in the heart of Lyndoch, surrounded by local amenities, schools, recreational facilities and wineries, enjoy exploring the town or discovering the natural beauty of the surrounding countryside. You'll find that this location offers a truly idyllic lifestyle. Don't miss your opportunity to own this exceptional property and experience the best of comfort, style, and convenience. We encourage you to inquire your interest to Sheridan Huddy on 0435 011 267. Features:

- 3 spacious light-filled bedrooms, room 1 equipped with a built in robe
- Formal living room ideal for privacy and relaxation
- Gorgeous renovated kitchen (18 months) designed with quality fixtures, plenty of cabinetry, chef grade appliances and a breakfast bar!
- Living room for indoor entertaining
- Main bathroom with bath, shower and separate toilet
- Large laundry area with wooden benchtops and convenient outdoor access
- Undercover verandah, perfect for large gatherings
- Easily maintainable backyard with big concreted shed and an added wood shed
- Large rumpus room with split system air conditioning
- Cellar perfect for storing wines from the Barossa region
- Bird aviaries
- Rain Water Tank

More Info: Built - 1855 Land - 1,315 sqm (approx.) House - 163 sqm (approx.) Council - Barossa Zoning - EN - Established Neighbourhood Rates - \$2,200 PA To register your interest please phone Sheridan Huddy on 0435 011 267 or Darren Pratt on 0428 881 406. The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you.\*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. RLA 284373