

# 22A Staehr Street, Nuriootpa, SA 5355

## House For Sale

Tuesday, 21 November 2023

22A Staehr Street, Nuriootpa, SA 5355

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 500 m2**

**Type: House**



Sara La Nauze

## \$485,000 to 510,000

Combining modern living, a central location and great investment potential, this property offers affordable living within the heart of Nuriootpa. The generously sized open-plan living areas seamlessly combine the living, dining, and kitchen spaces, creating the ideal space for hosting gatherings with friends and family. A second living area at the front of the home is a welcome addition to the home. The kitchen is light and bright with views into the back yard and offers modern amenities, including an electric oven and cooktop, a spacious walk-in pantry, split system and a generously sized island bench for preparing meals and gathering. Offering three bedrooms in total (each with built-in robes), the master bedroom features a walk-in robe and ensuite bathroom. With convenience in mind, an enclosed carport offers an electric roller door for easy undercover access to the garage and ensures that your access from your car into your home is seamless and secure. The family bathroom is centrally located and offers a soaking tub and separate toilet. Further features of the home include:

- 3 bay secure shed with concrete flooring
- Low maintenance front and rear yard
- Easy access at the side of the property to access the 9m x 6m (approx. shed)
- Walking distance to the Coop, parks and main street of Nuriootpa
- Move in ready

For further information contact Sara La Nauze on 0407 775 951. CT | 5956/838 Zoning | RESIDENTIAL Council | BAROSSA Council Rates | ESL | SA Water | 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.