

**30 Bridge Street, Tanunda, SA 5352**

**House For Sale**

Tuesday, 28 May 2024



30 Bridge Street, Tanunda, SA 5352

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 5**

**Area: 1012 m2**

**Type: House**



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## EOI Close 17-06-2024 @ 5pm (USP)

Discover the epitome of family living in this exquisite 6 bedroom, 2 bathroom residence, nestled in one of Tanunda's most sought-after streets. Offering a harmonious blend of timeless charm and modern convenience, this property presents a rare opportunity to secure a piece of Tanunda's coveted real estate.

**Location Perfection:** Positioned on a spacious 1012m<sup>2</sup> allotment, this home enjoys a prime location within walking distance to Tanunda's town sports grounds. Delight in the convenience of nearby amenities including playgrounds, ovals, tennis and netball courts, and a bowling club. Plus, take a leisurely stroll to the vibrant main street adorned with boutique shops, restaurants, and cafes.

**Charming Character Meets Modern Functionality:** Step inside to be greeted by a character-filled bungalow boasting high ceilings, ornate details, and solid timber accents. A seamlessly integrated modern extension enhances the home's functionality, offering up to 7 bedrooms or 6 plus a study, and 3 or 4 versatile living areas, rumpus room with cellar underneath. The heart of the home, a spacious solid timber kitchen, serves as the central hub for both casual family meals and formal gatherings. A slow combustion wood fire that heats both levels and split system airconditioning giving you climate comfort all year round.

**Endless Possibilities:** Entertain with ease in the expansive games room, perfect for housing a pool table or catering to a range of recreational activities. Upstairs, discover a flexible living space ideal for a teenage retreat or additional bedrooms. With facilities in place for a 3rd bathroom, customise the space to suit your family's needs and preferences. There is a fabulous, easily accessible cellar for all your favourite Barossa wines, or perhaps home made preserves.

**Outdoor Oasis:** Outside, the enchantment continues with a chicken run, fruit trees, and meticulously landscaped gardens enveloping the property. Additional features include a massive triple-length carport, two large sheds for storage or workshops, an underground rainwater tank, and a solar system for sustainable living.

**A Once-in-a-Lifetime Opportunity:** Owned by the same family for half a century, this cherished property presents a rare opportunity to create lasting memories for generations to come. Don't miss your chance to call this exceptional residence your own. Secure your place in Tanunda's premier family neighbourhood. Experience the perfect harmony of location, charm, and function - your dream home awaits!