

**36 Lord Lynedoch Street, Lyndoch, SA 5351**

**House For Sale**

Thursday, 28 March 2024



36 Lord Lynedoch Street, Lyndoch, SA 5351

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1040 m2**

**Type: House**



Sheridan Huddy  
0435011267



Darren Pratt  
0428881406

## Auction | USP

Team Pratt is proud to present 36 Lord Lynedoch Street, Lyndoch! A spacious 1040sqm allotment situated on the doorstep of the Barossa Valley. Offering stunning views of the rolling hills, vineyards and livestock behind, this four bedroom home is perfect for the astute investor, upsizer and families alike. With a contemporary kitchen equipped with new Miele appliances, acquainted with open planned living and dining, the residence presents the ideal space for entertaining friends and family, especially with the seamless integration of indoor and outdoor entertaining. Embracing a variety of fixtures and fittings including that of combustion heating, ducted evaporative cooling, and an airconditioned wine cellar, you have the perfect blend of modern luxury and desirable comfort all in one. Outside, relax and unwind with a local glass of wine while you overlook the gorgeous views of the surrounding vista of the town from the decking or spa. With quality wineries, cafes, schools and recreational facilities only moments away, and just a short 15 minute drive\* to Gawler and Tanunda, the benefits of living in Lyndoch are endless. We encourage you to enquire your interest to Sheridan Huddy on 0435 011 267. Features• Four spacious bedrooms, with room 4 having a walk in robe• Master bedroom equipped with walk in robe and ensuite with double basin and bath• Main bathroom with bath, shower and separate toilet• Laundry room with access to the backyard • Formal lounge room for relaxation and privacy • Family room with plenty of space for an at home office• Gorgeous contemporary kitchen boasts newly installed Miele appliances, an abundance of cupboard space for storage, and spoils the aspiring chef with plenty of preparation bench space• Open planned living and dining presents the perfect space for entertaining any gathering• Envious spa that overlooks the rolling hills of Lyndoch• Lovely maintained gardens and two veggie patches with an assortment of produce • Gravelled area makes for the perfect spot for a fire pit • Impressive air conditioned wine cellar • 10,000 gallon rain water tank and 6.5 KW Solar installed to help alleviate ongoing living costs• Large combustion fireplace heating and ducted evaporative cooling for year round comfort• Spacious shed with an extraordinary air conditioned wine cellar • 2 vehicle carport matched with panel lifting door• Convenient side access down to back shedMore Info:Built - 2006Land - 1040 sqm (approx.)House - 237 sqm (approx.)Zoned - TMS - Township Main StreetCouncil - BarossaRates - \$2,800 PATo 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 inquiry 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