

36 Moculta Road, Angaston, SA 5353



Sold House

Friday, 20 October 2023

36 Moculta Road, Angaston, SA 5353

Bedrooms: 4

Bathrooms: 2

Area: 2782 m2

Type: House



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\$640,000

Welcome to 36 Moculta Road, Angaston! This stunning unique property offers a perfect blend of space, and comfortable living. This home has gorgeous lush yards, mature trees and is located in a fabulous area. The house itself is a true masterpiece, showcasing a seamless fusion of diverse design and functionality with natural light throughout. With four bedrooms and two bathrooms, this property is ideal for families or those who love to entertain guests. Each bedroom is designed with ample space and natural light, providing a peaceful sanctuary for relaxation. Featuring three distinct levels, high ceilings and an outdoor patio offering grand scenic views, make this a not to be missed opportunity! Angaston is located in the heart of the Barossa Valley Wine region. Yalumba Winery, Lambert Estate and Saltram Winery are only a small selection of the world renowned cellar doors close by. A short drive to the main street of Angaston gives an abundance of eateries and boutique shops. Families can enjoy the Angaston primary school, Nuriootpa High School and Faith Lutheran College close by along with the Barossa Adventure station's new playground and parks. Be sure not to miss this property as it's bound to go fast, contact Michael Dittmar on 0451 670 631 today!

Features:

- A grand driveway leading up to the home surrounded by lush treelines
- From the entrance of the home you are greeted with the high ceilings, exposed beams, and formal sitting space
- Off the entry is Bedroom 1 with plenty of natural light a built in robe and washroom
- Giving privacy bedrooms 2,3 and 4 are found on level 3, all with built in robes and adjacent to the main bathroom
- The loft can be utilised as a 5th bedroom with near access to the main bathroom.
- The main bathroom features gorgeous tiles with a separate toilet space
- Storage a plenty with a loft above the main bathroom and under house cellar, easily accessible
- Spacious formal lounge room on level 2 boasts two huge feature windows that brighten the entire level including the adjoining formal dining space
- The laundry allows separate exterior access and has plenty of cupboard storage
- A seamless transition between the kitchen, meals and outdoor patio make entertaining a breeze
- The kitchen has plenty of bench and cupboard space as well as gas cooktop
- Ducted evaporative cooling and combustion heater for year round comfort
- Many places in the mature established yards to enjoy and relax

More info: Built - 1992 House - 205 m2 (approx.) Land - 2782 m2 (approx.) Frontage - 20.6 m (approx.) Depth - 134 m (approx.) Zoned - N - Neighbourhood Council - BAROSSA Hot Water - Gas Gas - LPG NBN - Available Solar - 1.5 KW For all further enquiries, please contact Michael Dittmar on 0451 670 631 or Lee Thomas on 0415 947 572. 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.

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