

# 4 Heath Place, Nuriootpa, SA 5355

## House For Sale

Wednesday, 24 April 2024



4 Heath Place, Nuriootpa, SA 5355

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 450 m2**

**Type: House**



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**\$549,000 - \$579,000**

Welcome to this charming 3-bedroom, 2-bathroom home nestled within the highly sought-after St Louis Estate in Nuriootpa. Built in 2013, this property offers a perfect blend of modern comfort and convenience. Currently leased until June 20th this year, the home is impeccably maintained by its tenant, presenting an excellent opportunity for investors. The tenant has expressed interest in extending their lease, making it an ideal investment property. Alternatively, it suits singles, couples, and downsizers looking for a comfortable and low-maintenance lifestyle. Boasting a well-thought-out floor plan, the home features an inviting open-plan kitchen, dining, and lounge area on one side, seamlessly connecting to the outdoor entertaining space and low-maintenance garden. On the other side, you'll find the bedrooms, with the master suite including a walk-in robe and ensuite for added privacy and convenience. Neutral tones and high ceilings throughout create a sense of space and light, enhancing the home's modern appeal. Stay warm and cool all year round with the convenience of ducted reverse cycle air conditioning and some ceiling fans. The main bathroom is thoughtfully positioned near the additional bedrooms, complete with a powder room, separate toilet, and bath/shower combination. Conveniently located just a short stroll from Nuriootpa's main street, residents enjoy easy access to local amenities, including shops, cafes, and schools. Plus, with quick access to the Sturt Highway, commuting to Adelaide is a breeze. Don't miss out on the opportunity to make this wonderfully positioned home yours. Whether you're looking for a savvy investment or a comfortable abode to call your own, this property is ready for its new owners to simply move in and enjoy the relaxed lifestyle it offers.