

# 4 Laffer Avenue, Nuriootpa, SA 5355

## Sold House

Thursday, 17 August 2023

4 Laffer Avenue, Nuriootpa, SA 5355

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 660 m2

Type: House



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## Contact agent

Welcome to this inviting 4-bedroom, 2-bathroom family home, located in the charming neighbourhood of Laffer Avenue. Built in 2008, this property is designed with an open and functional floor plan perfect for modern living. Enter to find a king-sized master bedroom boasting a walk-in robe and ensuite. The remaining bedrooms are equally impressive in size, with the second bedroom also featuring a walk-in robe and built-in robes in the other rooms. The heart of the home, the kitchen, is fully equipped with a gas cooktop, dishwasher, a walk-in pantry, and a welcoming breakfast bar - making it a joy to prepare meals. The home exudes a bright and airy feel, with an abundance of natural light and on-trend neutral tones throughout. A spacious three-way bathroom includes a convenient linen cupboard, while the laundry features a sliding door leading to the side of the house, for added functionality. Year-round comfort is guaranteed with ducted, zoned reverse-cycle air conditioning and new ceiling fans in the master bedroom, second bedroom and lounge. A unique feature of this home is the transformation of half the garage into a salon or studio, complete with plumbing. This innovative space provides excellent versatility to suit your lifestyle needs and is perfect for those wanting to work from home. For privacy and added security, the property is fitted with roller shutters on the front windows, security screen doors, automatic sensor lights and blackout blinds in all bedrooms, complemented by new curtains in the living areas for a touch of elegance. The inclusion of a rainwater tank plumbed directly to the kitchen sink ensures water efficiency and a taste of freshness every time. Above all, this property's location is unbeatable. Nestled in a lovely neighbourhood, you're within close proximity to local amenities, making everyday living a breeze. Don't miss this opportunity to make this fantastic Nuriootpa property your new home. Contact me today to arrange an inspection. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Elders Real Estate RLA62833