

# 5 Laffer Avenue, Nuriootpa, SA 5355

## Sold House

Sunday, 5 November 2023

5 Laffer Avenue, Nuriootpa, SA 5355

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 594 m2

Type: House



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**\$599,000**

Situated in Nuriootpa, this 3-bedroom, 2-bathroom residence boasts both street charm and interior finesse. From the moment you approach, you're met with undeniable street appeal, highlighted by the stunning Sir Donald Bradman roses that adorn the property. Step inside to discover floating floors gracing the main living areas, contrasting beautifully with carpeted lounge and bedrooms designed for comfort. An abundance of natural light floods the spaces, enhancing the neutral tones that feature throughout. The kitchen stands as the heart of the home. Outfitted with an electric Westinghouse oven, gas cooktop, a welcoming breakfast bar, and a walk-in pantry, it ensures every culinary adventure is a delight. The master bedroom promises both comfort and functionality, with a private ensuite and walk-in robe. The other two bedrooms don't skimp on space or storage, boasting floor-to-ceiling built-in robes. And for the pinnacle of comfort, all rooms enjoy ducted vents from the zoned r/c Mitsubishi air-conditioning system. Your family's needs are further catered to with a versatile three-way bathroom featuring a separate toilet and a practical linen cupboard. For those who value both functionality and design, the double panel door garage and large laundry with built-in cupboards and a hamper tick those boxes. Not to mention the state-of-the-art, instant, Bluetooth-controlled hot water system on mains gas – a testament to modern living. The outdoors beckons with a large, paved, undercover entertainment area - ideal for gatherings or a peaceful retreat. The rear garden balances easy maintenance with beauty, featuring natives, a touch of evergreen fake grass, and the delightful offerings of lemon and grapefruit trees. To round it off, a 3000L rainwater tank, cleverly plumbed to the main toilet, speaks to both sustainability and convenience. Located in a serene part of Nuriootpa, this home isn't just a residence; it's a statement of harmonious living. Dive into this blend of aesthetic appeal and unmatched functionality. Contact us today to register your interest. 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