

# 5 New Street, Robertstown, SA 5381

## House For Sale

Wednesday, 6 December 2023

5 New Street, Robertstown, SA 5381

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 2027 m2

Type: House



Teri Wenske

0409687465

**\$330,000**

Elders Real Estate Barossa are proud to welcome to the market this exceptional opportunity, located within the charming rural community of Robertstown. Established in 1975 this solid brick home is nestled on a large allotment comprising of approximately 2,027m<sup>2</sup>, brimming with possibilities for its new owners. The residence itself offers a family friendly floorplan, offering space and comfort. Four generous sized bedrooms all featuring carpeted flooring, ceiling fans with three out of the four bedrooms offering built in robes/storage. Centrally located is the large and upgraded kitchen, offering an abundance of storage options and electric cooking. Overlooking the open dining space with ceiling and reverse cycle split system. Generous sized carpeted lounge room with slow combustion heater, perfect for those winter nights with a large window at the front of the home bringing through the light. Storage abounds within the property, featuring built-in storage in three out of four bedrooms and substantial linen cupboards lining the hallways. A convenient 2-car carport adjoins the home, complemented by the added advantage of drive-through access to the shed, boasting concrete flooring and two sliding doors. The rear yard has easily maintainable gardens while offering boundless potential within its second fenced area. This space is perfect for cultivating your own vegetable garden, nurturing a fruit orchard, or even establishing a chook run. Please note the property is currently tenanted to the 31st December 2023 for \$250 per week. A recent updated rental appraisal has been completed with a prediction of achieving between \$350 - \$380 per week. This property stands as a testament to the pleasant blend of tranquil living and a countryside lifestyle without compromising on convenience. Situated within a close-knit community that fosters a relaxed ambiance, yet conveniently close to larger townships. A truly exceptional offering, this property is sure to capture a wave of interest and excitement within its appealing price range. Please note the property is currently tenanted to the 31st December 2023 for \$250 per week. A recent updated rental appraisal has been completed with a prediction of achieving between \$350 - \$380 per week. 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