

**61 Trestrail Circuit, Williamstown, SA 5351**



**Sold House**

Sunday, 13 August 2023

61 Trestrail Circuit, Williamstown, SA 5351

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 561 m2

Type: House



Steve Spurling

0421571682

**\$560,000**

Rarely do courtyard homes become available in this popular Barossa enclave and yet here we have an exemplary example of a compact home that makes a large impact. Ready to move into and enjoy from day one, there's not a cent to spend nor a finger to lift. Ideal for those seeking to slow down, start off, or perhaps, start again this home enables people to downsize without the compromise and enhance their lifestyle at the same time. With three generous bedrooms, the master suite is replete with ensuite and walk-in robe so adding a little luxury to your every day experience. High ceilings and generous apertures allow soft natural light to fill the main living areas so creating a sense of warmth and a homely ambience that immediately resonates. Fit for the fussiest of the fastidious this home will appeal to those with high standards. The kitchen is the heart of every home and here presents a kitchen with an abundance of cupboard and bench space. So, whether it's mid week meals or you're celebrating one of life's special occasions this kitchen has you covered with stainless appliances, thoughtful features and style to make you smile. Light bright neutral tones flow throughout this residence with complimentary features and detailing that are both contemporary and yet timelessly elegant. The expansive outdoor entertaining area is semi enclosed thanks to alfresco blinds that shield you and your guests from the worst of the weather all year round whilst allowing the best of the elements in. A double garage is increasingly a rarity in homes of this size and so this residence provides parking aplenty both undercover, fore the roller doors and beyond the garage should your needs require. Nestled away in a quiet estate merely moments away from the centre of Williamstown and in the heart of the effervescent Barossa Valley this quiet township offers a beautiful balance of convenience and tranquility. Simply, minutes away from the conveniences of the northern suburbs in one direction and Gawler in the other this location is the best of both worlds. Modernity, comfort, security, low maintenance, easy care and convenience. This property delivers those seeking an enviable lifestyle in the Barossa. **\*\*DISCLAIMER\*\*** Although the Agent has endeavoured to ensure the accuracy of the information contained within the marketing material we remind prospective purchasers to carry out their own due diligence and to not rely upon the information in this description. This description does not warrant that all features, improvements or appliances are in working order or have necessary approvals and the Agent advises all parties interested in the home to undertake their own investigations prior to purchase. **\*\*PRICING\*\*** For the most part of the last 25 years I have been releasing properties to the market without a price. I do so just for the first open inspection and then we set a price with the Vendor/s in consideration of the feedback derived from the first open. I understand that may frustrate some buyers but the frustration will be rewarded with a price range set that is an accurate reflection of market value balanced by the Vendor/s expectation. It is also frustrating for a vendor to be on the market for weeks longer than necessary because they have over priced their property. Or if they choose to price the home in excess of feedback levels they can do so knowingly and factor that into their timeframe. I will release a price by way of SMS to all buyers who attend the first open and upload a price as soon as practicably thereafter. Thank you and should you have any further questions about my rationale in marketing properties successful in this manner for over 1300 sales please feel free to call me directly anytime. CT: 6100/119 Land Size: 561m<sup>2</sup> House Size: 148m<sup>2</sup> Year Built: 2012 Zone: Township Neighbourhood Council: Barossa RLA 232366