

**7 Eliza Street, Williamstown, SA 5351**



**House For Sale**

Friday, 5 April 2024

7 Eliza Street, Williamstown, SA 5351

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1010 m2**

**Type: House**



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## Auction | USP

Team Pratt welcome you to 7 Eliza Street, Williamstown! Presenting established living on a spacious 1010 sqm approx. allotment situated at the doorstep of the Barossa Valley. This impressive 2 storey residence has been articulately designed with quality fixtures and fittings ideal for the astute investor, first home buyer, upsizer and families alike. The first floor boasts plenty of space for all your storage needs, along with a large rumpus room extending to the outdoor verandah for simple entertaining. Moving into a realm of relaxation, the second storey features 3 adequately sized bedrooms and a gorgeous light filled kitchen and living area. Enjoy the functionality of the seamless integration of indoor and outdoor dining on the upper level, perfect for hosting any gathering. Additional features of this property include a wine cellar, a concreted, powered garage and newly installed reverse cycle air conditioning for rear round comfort. Situated in the communal town of Williamstown, you are graced with reputable wineries, local eateries, public transportation and schools only moments away. Being only a 10 minute\* commute to Lyndoch and Gawler and under an hour to the Adelaide CBD, you are located close to all necessary amenities. We encourage you to inquire your interest to Darren Pratt on 0428 881 406 today!

**Features**

- 3 light filled bedrooms with room 1 equipped with a built in robe
- Upgraded main bathroom with spa bath and shower
- Second bathroom with shower and toilet
- Open planned kitchen, living and dining room with quality appliances and a breakfast bar
- Large upstairs verandah overlooking the property
- Laundry room on first storey with second toilet
- Rumpus room designed with slate flooring to have an ambient temperature all year round
- Wine cellar
- Lovely backyard with an assortment of trees and shrubs, with plenty of opportunity for a verge garden!
- Concreted, powered double garage
- Secure 6.20m x 7.20m and 3.60m x 2.50m garden sheds
- Newly installed reverse cycle air conditioning (18 months)
- Gas heating (LPG)
- 17.5 thousand and 22 thousand litre rainwater tanks

More Info: Built - 1994 Land - 1010 sqm (approx.) House - 237 sqm (approx.) Zoned - TN - Township Neighbourhood \\ Council - BAROSSA Rates - \$2,600 P/A This property will be going to Auction unless SOLD prior. To register your interest please phone Darren Pratt and 0428 881 406 or Sheridan Huddy on 0435 011 267. The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you.\*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. RLA 284373