

**8 Bevilaqua Terrace, Lyndoch, SA 5351**



**House For Sale**

Monday, 4 March 2024

8 Bevilaqua Terrace, Lyndoch, SA 5351

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 832 m2**

**Type: House**



Sheridan Huddy  
0435011267



Darren Pratt  
0428881406

## Auction Online | Unless Sold Prior

Team Pratt welcome you to 8 Bevilaqua Terrace, Lyndoch! Spacious living on an 832m<sup>2</sup> (approx\*) allotment, right on the doorstep of the renowned Barossa Valley! Ideal for first home buyers, investors or those looking to move to a secure, private area, this cosy homestead may be the one. Upon entering the home, you will find that the floorplan has been designed to maximise privacy, comprising 3 bedrooms and 2 living areas. Enjoy the benefits of seamless formal and informal entertaining with the open planned kitchen and dining allowing conjoined access to the large undercover verandah. With maintained gardens, large shedding and gorgeous views of the town, this property has it all. Embracing a variety of quality fixtures and furnishings including a large walk in pantry and bamboo floating floors, you have the perfect blend of updated country living. Situated across from the Lyndoch Oval, moments away from the main street, reputable schools and a short 15 minute\* drive to Gawler and Tanunda, you are positioned close to everything you need. The benefits of living in the communal town of Lyndoch are endless, we encourage you to register your interest to Sheridan Huddy on 0435 011 267. Featuring:

- Secure 832sqm (approx.) allotment
- 3 bedrooms with the master bedroom equipped with a walk in robe and ensuite
- Formal living room for additional privacy
- Light Filled open planned kitchen and living room with quality appliances and access to the dining room
- Main bathroom with bath, shower and separate toilet
- Laundry room with access to the backyard
- Large undercover verandah ideal for entertaining any gathering

Maintained gardens with large 9m x 6m shed and additional garden shed More Info: Built - 1993 Land - 832 sqm (approx.) House - 146 sqm (approx.) Zoned - TN - Township Neighbourhood Council - Barossa To register your interest please phone Sheridan Huddy on 0435 011 267 or Darren Pratt on 0428 881 406. 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