

**83 The Parkway, Nuriootpa, SA 5355**



**House For Sale**

Wednesday, 3 January 2024

83 The Parkway, Nuriootpa, SA 5355

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 990 m2**

**Type: House**



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## Auction Online | Unless Sold Prior

Jamie Wood and the Team at Ray White Nuriootpa are proud to present 83 The Parkway, Nuriootpa! Constructed in 2017, this modern property offers contemporary architecture and stylish finishes throughout. The floorboards throughout the main living areas add a touch of elegance to the interior design, while the spacious Lounge provides a cosy space for relaxation. An open-plan living and dining areas are perfect for entertaining, while the well-appointed kitchen with an island bench, walk-in pantry and modern appliances is a chef's dream. The bedrooms are all generously sized, providing ample space for relaxation and privacy. With a spacious land area of 990sqm there is plenty of room for everyone to enjoy. The property boasts a double garage, and double drive ensuring plenty of off road secure parking. The backyard is a great space for outdoor activities and enjoying the beautiful natural surroundings. The lush lawn and mature plants create a serene and peaceful atmosphere. In front of the second side gate access you have additional space to store a caravan or boat as well as the access to the spacious shed making this a tradesperson or car enthusiast's dream! Located in the heart of the Barossa Valley Wine District, close to all amenities such as parks, playgrounds, sporting complexes and schools. Only a short distance to the main street which has a selection of cafe's, boutique shops and eateries. Close by you will find the renowned wineries as well as an abundance of boutique and well known cellar doors in the surrounding areas. Being only a 30 minute drive to major shopping in Elizabeth Shopping centre and 50 minute drive to Adelaide CBD via the Sturt highway, you have the best of convenience and tranquil country living. This one is sure not to last long, so register your interest with Jamie Wood on 0403 592 500 today!

**Features-** The beautiful facade, double garage, large driveway and well maintained lush front yard is the perfect introduction to this delightful home- Through the opulent front door you are greeted gorgeous neutral tones and wooden floorboards and downlights that flow through to the open planned living areas- A formal cosy lounge at the front of the home to enjoy peaceful times at home- The private master bedroom suite has a long hallway leading past the double entrance walk in robe and boasts plenty of natural light and a modern ensuite- Good sized bedrooms 2,3 and 4 all with built in robes- An office off the main living space that could be used as a fifth bedroom if needed- Modern main bathroom with separate toilet and linen closet storage- The laundry has lovely long bench space and exterior access- In the heart of the home is the huge family room and open living, dining and kitchen area- The kitchen is a chef's delight with an abundance of bench space on the island bench, sink space, a gas stove top, modern oven and dishwasher, huge walk in pantry highlighted with a beautiful splash back- Enjoy the comfort of the living room with the recessed cabinet and television space- Ducted reverse cycle heating and cooling for year round comfort- Indoor, outdoor entertaining is a breeze with the kitchen and dining flowing through to the alfresco area via the sliding glass doors- Beautiful lush grassed areas and plants easy to take care of with the automatic fully reticulated grounds- 13.32 KW of Solar installed and 22,500L ( approx.) rainwater tank to help assist with ongoing living costs- Feel secure and safe with the security camera system installed- 3 Phase power through the home and to the shed

**More info:** Built - 2017 House - 345 sqm (approx.) Land - 990 sqm (approx.) Frontage - 22m (approx.) Zoned - N - Neighbourhood Council - BAROSSA Hot water - Gas Instant Gas - Mains NBN - Available (Beam) Solar - 13.32KW Rates - \$2,786 pa For all further enquiries, please contact Jamie Wood on 0403 592 500 or Connor Young on 0402 775 599! 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. RLA 284373\*

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