

93 Langmeil Road, Tanunda, SA 5352



House For Sale

Thursday, 9 May 2024

93 Langmeil Road, Tanunda, SA 5352

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1170 m2

Type: House



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Best Offers By Tuesday 28th May by 5pm, USP

Say hello to the perfect family home located in the picturesque Barossa Valley, set on a beautifully manicured allotment that captures the essence of both luxury and tranquility. This property showcases an impeccable blend of warmth, space, and modern technology, making it a perfect sanctuary for family living. As you step inside, the immediate warmth and inviting charm of the home envelops you, accentuated by solid timber flooring that adds a cosy feel throughout. The home is thoughtfully designed with multiple living and dining areas, providing ample space for relaxation and entertainment. These include a formal lounge and dining room, as well as a spacious open-plan main living area that combines the kitchen, dining, and lounge into one seamless space – ideal for gathering with family and friends. The kitchen is a chef's delight, featuring country-style cabinetry with extensive storage and bench space, complemented by high-quality European appliances, including a dishwasher, cooktop, oven, and a plumbed tap point for a refrigerator. The main living area is equipped with Wi-Fi controlled motorised blinds, adding a touch of modern convenience and efficiency. This home offers four well-sized bedrooms, with the master suite boasting a walk-in wardrobe and an elegant ensuite bathroom adorned with floor-to-ceiling tiling. The additional three bedrooms are well-appointed, each with built-in robes and sharing access to the main bathroom, which features a built-in spa. Additional features of this exceptional home include a dedicated work-from-home office with both internal and external access, a dry cellar fully lined for moisture prevention equipped with built-in storage, a wine rack, and "Elfa" Swedish shelving, ensuring the finest conditions for wine enthusiasts. The property is also equipped with a comprehensive Wi-Fi security system, including hard-wired smoke detectors and battery backup, a Wi-Fi controlled irrigation system and garden lighting, and a solar system connected to the grid. Homeowners will appreciate the flexibility to toggle between mains water or an 8000L rainwater tank. Outdoors, the vast 8.7 x 7.9m entertaining patio, complete with benchtops and storage, overlooks the exquisitely landscaped gardens, providing a picturesque setting for alfresco dining and events. The separate 6.1 x 4m shed at the rear of the yard offers additional storage or workshop space. Practical features include a large separate laundry with ample storage, reverse cycle 3-phase air conditioning throughout for all-season comfort, and a double garage with Wi-Fi controlled panel lift doors that includes extra storage and a custom-built shoe rack. Check me out: – Family home located in the heart of the Barossa Valley on a beautifully manicured allotment – Solid timber flooring throughout – Multiple living and dining areas including a formal lounge and dining room – Open plan main living area integrates the kitchen, dining, and lounge, ideal for relaxation and entertainment – Kitchen equipped with country-style cabinetry, European Asko appliances, ample storage, and bench space – Wi-Fi controlled motorised blinds in the main living area. – Four well-sized bedrooms; master bedroom includes a walk-in wardrobe and ensuite with floor-to-ceiling tiling – Three additional bedrooms each with built-in robes – Main bathroom features built-in spa and separate toilet – Home office with internal and external access – Dry cellar fully lined for moisture prevention, includes built-in storage, wine rack, and "Elfa" Swedish shelving system – Wi-Fi security system with hard-wired smoke detectors and battery backup – Wi-Fi controlled irrigation system and garden lighting – Solar system connected to the grid with the option to toggle between mains water or an 8000L rainwater tank – Separate 6.1 x 4m shed at the rear of the yard – Separate laundry room with ample storage – Reverse cycle 3-phase air-conditioning throughout – Double garage with Wi-Fi controlled panel lift doors, additional storage/workshop nook, and built-in shoe rack – Vast 8.7 x 7.9m outdoor entertaining patio with benchtops and storage – Exquisitely landscaped front and back gardens – And so much more... Specifications: CT // 5295/593 Built // 1991 Land // 1,170 sqm* Home // 350 sqm* Council // The Barossa Council Nearby Schools // Tanunda Primary School, Faith Lutheran College, Nuriootpa High School On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Daniele Galloni – 0488 600 911 danieleg@eclipse realestate.com.au RLA 277 085