

95 Saleyards Road, Light Pass, SA 5355

House For Sale

Friday, 5 January 2024

95 Saleyards Road, Light Pass, SA 5355

Bedrooms: 3

Bathrooms: 1

Parkings: 8

Area: 2000 m2

Type: House



Sara La Nauze

Contact Agent

Nestled between the picturesque towns of Nuriootpa and Angaston, this solid double brick home presents a unique opportunity for those with a vision to create their dream abode. Situated on a generous 2000m²(approx.) block, this property offers not just a home, but a canvas for imagination, surrounded by the serene backdrop of vineyard views. As you step into this character-filled home, you are greeted by an entry adorned with practical built-in cabinetry, leading you into the heart of this charming residence. The large lounge room, a centrepiece for family gatherings, seamlessly adjoins the eat-in kitchen. This kitchen, a testament to the home's original condition, features a classic Metters oven, a freestanding electric oven, ample cupboard space, a breakfast bar, and even a unique built-in can opener - all awaiting a modern transformation. Accommodation comprises three well-proportioned bedrooms, each promising comfort and a centrally located bathroom equipped with both a bath and shower, catering to all family needs. The property doesn't just stop at the main house. It boasts a substantial under-house garage plus a separate four-bay garage with a cement floor and power - a dream for any car enthusiast or a visionary workspace for the creative mind. Comfort is ensured year-round with split system heating and cooling in the lounge, complemented by a combustion heater and several bar heat lamps, perfect for those cooler wine country evenings. The undercover rear pergola offers a tranquil outdoor space for relaxation or entertainment, overlooking a neat and tidy yard. Sustainability is at the forefront with a 6.5kw solar system and a substantial 50,000L approx. underground rainwater tank plumbed to all areas of the house with the exception of the toilet, ensuring efficiency and eco-friendliness. Additional unique features include a safe in the back entryway, adding a touch of intrigue and security to this already appealing property. This home is more than just a residence; it's a project brimming with potential, ready for the right owner to infuse it with new life. Whether you're a seasoned renovator or looking to embark on your first project, this property promises the opportunity to create something truly special in the heart of the Barossa. Don't miss the chance to make this hidden gem your own. CT | 5654/60 Zoning | Rural Council | Barossa Council Rates | ESL | SA Water | It is a condition of entry at any of Marx Real Estates open homes and private inspections that we may ask to site an attendees proof of identification. In the instance of refusing to provide proof of identity, refusal of entry may occur. **DISCLAIMER:** All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own inquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.