

969 Light Pass Road, Vine Vale, SA 5352



House For Sale

Saturday, 4 May 2024

969 Light Pass Road, Vine Vale, SA 5352

Bedrooms: 5

Bathrooms: 3

Parkings: 5

Area: 4148 m2

Type: House



Shaun Roberts  
0435367534



Dean King  
0499497898

## **Auction Saturday 25th May at 1:30pm on-site**

Auction Location: Onsite Located in the heart of the Barossa Valley on a generous 4,148m<sup>2</sup> parcel of land, only 5 minutes from Tanunda and Angaston townships is this spacious 5-bedroom family home. The land offers three flexible usages, all of which are accessed from the large street frontage offering endless possibilities to those looking to make the move for a country home and lifestyle. The main residence is gated and set back allowing for secure parking for a caravan, or other family members vehicles. With an updated kitchen and stylish main bathroom, central entertaining area, lawn and workshop/store/studio to the rear. Adjacent to the home is a large 19m x 8.8m (approx.) garage/ workshop perfect for a mechanic or tradesperson to store equipment, vehicles or machinery. This may also appeal to someone looking to work from home. Grow your own grapes next door, the ideal hobby on the side for those passionate about the wine industry!

Features include: \* 5 Bedrooms, master with ensuite and walk-through robe\* 2 Bathrooms, one fully updated featuring floor-to-ceiling tiles, plantation shutters and vanity\* Open plan family and meals area, with combustion wood heater\* Modern kitchen with Caesarstone benchtops, walk-in pantry, induction cooktop and oven, dishwasher\* Front formal lounge with electric fireplace heater \* Ducted reverse cycle air conditioning \* Central pergola entertaining area with café blinds perfect for family BBQs and gatherings\* Lawn front and back yards offering space for children to play or for the 4-legged family pet \* External studio with split system air conditioning + storeroom/shed\* Single auto carport with internal access to the home \* Large garage (19m x 8.8m approx.) with 4 car roller doors, 3 phase power, insulated roof and walls, concrete floor – perfect for workshop or storage\* 19kw Solar panel system saving you \$\$ on your electricity bills \* 4,000 Gallon rainwater tank for garden and watering \* Small vineyard with mains watering \* Front auto remote gate with guest/visitor parking Next door to the Vine Vale Tennis Club, if you enjoy a hit of tennis you'll love the location. Owned by the current residence since it was built in 1982, and coming to the market for the very first time. Located in the tightly held suburb of Vine Vale, get set to immerse you and your family in the Barossa Valley lifestyle... you'll love it! Enquire today. 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.RLA 208516