

22A Denholm Court, Lyndoch, SA, 5351



House For Sale

Thursday, 24 October 2024

22A Denholm Court, Lyndoch, SA, 5351

Bedrooms: 5

Bathrooms: 2

Parkings: 1

Type: House



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Idyllic Family Living in Lyndoch!

Team Pratt are proud to welcome 22A Denholm Court, Lyndoch to market! This spacious well built brick 5-bedroom, 2-bathroom residence offers a perfect balance of modern comforts and serene countryside living. Two spacious living areas provide plenty of room for relaxation and entertainment, perfect for both family time and quiet retreats.

Set on a huge 7125sqm block, this home offers abundant space for children to play, pets to roam, or for you to create your dream outdoor space, with plenty of room for a pool or additional structures (STCC). The well-established garden is a true highlight, boasting vibrant agapanthus, graceful bamboo, and a wide variety of other stunning plants, creating a private, tranquil retreat.

Located in the heart of Lyndoch on the cusp of the Barossa Valley you have a wide range of amenities at your fingertips! Enjoy a variety of winery options just a stone's throw away, cafes and pubs down the main street of Lyndoch or venture further into the Barossa Valley with Tanunda and the main town of Gawler both only 15 minutes away! Local primary schools include Lyndoch Primary School while parks and the Lyndoch Oval are currently being renovated! Don't miss this rare opportunity to secure your own slice of paradise in one of South Australia's most sought-after regions!

Features:

- A grand entrance to the property The long sweeping driveway adds a touch of elegance and offers ample parking for vehicles, guests, or even caravans and boats.
- Delightful brick facade and roller shutters offering both security and added insulation for extra comfort and privacy.
- At the front of the home find the formal lounge with built in bar and large windows allowing an abundance of natural light
- The dining room adjoins the formal lounge and seamlessly flows into the kitchen allowing indoor entertaining and serving culinary delights with ease
- Complete with an electric cooktop the kitchen offers plenty of cupboard space, and a long breakfast bar ideal for casual dining and meal preparation.
- Enjoy the versatility of the family room providing a lovely area perfect for relaxation, family gatherings, or entertaining guests.
- The primary suite is well sized and tucked away allowing for privacy while featuring a walk in robe, separate basin space and ensuite
- Bedroom 3 can be used in a variety of ways such as home office, study or retreat
- Bedrooms 2,4,5 are all good sized with bedrooms 2 and 5 both having built in robes
- A recently renovated main bathroom, stylishly modern with quality finishes to serve the whole family.
- The large laundry has exterior access as well as linen closet plus cupboard and bench space
- Split system AC in the main bedroom, a gas heater for cosy winter nights, and reverse cycle ducted air conditioning ensure total comfort in every season.
- The outdoor verandah area with dual access from the family and dining room provides a wonderful space to relax outside, enjoy a summer BBQ with family or friends and watch kids and pets play on the abundance of manicured grass
- Boasting plenty of outdoor storage with two large sheds, 4.1 x 9.7m enclosed and 6.0 x 12.0m high ceiling
- With a 10 KW solar system, this home is not only beautiful but energy-smart, helping to keep costs down.

More Info:

Built - 1981

Land - 7125 sqm (approx.)

House - 170 sqm (approx.)

Zoned - RUL - Rural Living\\

Council - Barossa

Hot Water - electric

NBN - FTTN available

Solar - 10KW, 32 panels

To register your interest please phone Darren Pratt on 0428 881 406 or Sheridan Huddy on 0435 011 267.

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