

23 Golden Way, Nuriootpa, SA, 5355



House For Sale

Saturday, 12 October 2024

23 Golden Way, Nuriootpa, SA, 5355

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



Jamie Wood



Connor Young

Generous Family Living on Golden Way!

Welcome to 23 Golden Way, Nuriootpa! Discover a charming home set on a generous 1232sqm (approx.) allotment, offering space, comfort, and an array of premium features for year-round enjoyment. A beautifully presented 3-bedroom, 1-bathroom home is an ideal choice for families seeking space, comfort, and functionality. With meticulously maintained grounds, a range of standout features, and versatile indoor and outdoor living areas, this property promises an enviable lifestyle in a picturesque setting.

The expansive paved undercover entertaining area is perfect for hosting gatherings, parties, or simply enjoying alfresco dining. Relax with family and friends in this beautiful outdoor space, sheltered from the elements. The property boasts manicured grounds that are not only visually stunning but also easy to maintain. The fully reticulated watering system ensures lush, green lawns and gardens all year round with minimal effort.

Nestled in the heart of the renowned Barossa Valley wine region, Nuriootpa is a vibrant town that blends country charm with modern conveniences, making it a highly sought-after destination for families, retirees, and anyone seeking a relaxed yet sophisticated lifestyle. The town offers an excellent range of shops, schools, cafes, and essential services, ensuring you have everything you need right at your doorstep. With its impressive range of features and prime location, this property is an unmissable opportunity for buyers looking to embrace a lifestyle of comfort, space, and convenience. This property will be going to Auction unless SOLD prior, to register your interest please phone Jamie Wood on 0403 592 500 or Connor Young on 0402 775 599.

Features

- Set back on the block you follow a sweeping driveway to the home highlighted with the gorgeous manicured front yard and an abundance of parking with a double carport and 6.0m x 12.0m shed with roller doors
- At the front of the home you'll find the sunken lounge room with a stunning brick feature wall, large windows, and an abundance of natural light.
- The master bedroom is good sized, features a bay window and provides plenty of storage with a walkin and built in robe as well as direct access to the two way main bathroom
- Bedrooms 2 and 3 are also well sized and both with built in robes
- A functional two way bathroom with separate linen, basin and toilet space for privacy and perfect for families
- In the heart of the home you will find the open family and kitchen space along with the adjoining dining room all with hardwood flooring
- The kitchen boasts a long island bench and ample cupboard space for storage and a gas cooktop is perfect for those who love to cook, making meal preparation a delight.
- A fully recently renovated stylist laundry featuring plenty of cupboard storage space
- Cosy up in the cooler months with a combustion heater, providing warmth and a welcoming ambiance and stay cool during summer with the efficient ducted evaporative cooling system.
- The spacious, paved undercover entertaining area is ideal for gatherings, BBQs, or simply relaxing with family and friends.
- Outdoors there is also a separate retreat room that adds even more versatility, ideal as a home office, guest room, or hobby space.
- Manicured grounds enhance the property's appeal, offering a neat, easy-to-maintain landscape and enjoy the convenience of fully reticulated watering grounds, making lawn and garden maintenance a breeze.
- A generous vegetable garden with raised garden beds
- Easy access and an abundance of parking and storage space outdoors for caravans, boats or trailers

More info:

Built - 2002

House - 162 m² (approx.)

Land - 1232m² (approx.)

Frontage - 40.8m

Zoned - N - Neighbourhood
Council - BAROSSA
Hot Water - Gas Instant
Gas - Mains
NBN - FTTN available
Rates - \$2,316.00 pa

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RLA 284373

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