

**4 Phillip Street, Nuriootpa, SA, 5355**

**House For Sale**

Saturday, 10 August 2024

4 Phillip Street, Nuriootpa, SA, 5355

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**



Jordan Varley  
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## **Spacious Family Home - Will be sold at Auction**

**\*\* Auction Date Thursday 22/08/2024 at 12:00pm on site \*\***

The value of space cannot be understated, and if it is space that you are after, this is the property for you.

4 Phillip Street Nuriootpa not only hosts a lovely 5 bedroom family home, it is located on a generous 1155m<sup>2</sup> allotment in a quiet cul-de-sac amongst other quality homes. Offering loads of room for families, with opportunities for entertaining, gardening, playing outdoor games - they are all on the list here.

Thoughtfully constructed by its original owner, 4 Phillip Street also offers three very spacious living areas, and a great kitchen with loads of cupboard and bench space, gas appliances, as well as a walk-in-pantry.

The master bedroom hosts a full size ensuite and walk-in-robe. The remaining four bedrooms are generous in size, and serviced by the convenience of the three-way bathroom.

The home features multiple heating/cooling options, including a combustion heater to keep you toasty warm on those chilly Barossa nights.

The features of this wonderful property do not stop there; outside there is a large, paved pergola area - perfect for entertaining - established garden and lawns, a double remote controlled garage with easy access circular concrete driveway which provides an abundance of parking for cars, and entry to the huge 3 bay shed/workshop for the all the boys toys, boats and vans.

Electricity bills will be kept low with solar panels, as well as roller shutters fitted to all windows.

To top it all off, the home is adjacent to a beautiful park right in the heart of Nuriootpa. This is certainly the best family home on the market in Nuriootpa for value and size.

For more information, call, or email Peter Fairweather today.