

# 40 Washington St, Angaston, SA, 5353

## House For Sale

Tuesday, 1 October 2024

40 Washington St, Angaston, SA, 5353

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Sara La Nauze  
0407775951

## Charming Stone Home with Park Views in the Heart of Angaston

This character-filled three-bedroom stone home, complete with a separate granny flat, offers the perfect blend of modern comfort and timeless charm in the heart of Angaston. Overlooking the picturesque Angaston Park, this property is an ideal retreat for families, downsizers, or anyone seeking a peaceful Barossa lifestyle.

What we love and you will too.....

### Main Home:

- Spacious kitchen with polished wooden floors, ample cupboard space, and a walk-in pantry, featuring a double Westinghouse electric oven and two induction cooktops.
- Cozy lounge with a gas fireplace, split system air conditioning, built-in Tasmanian oak cabinetry, block-out blinds, and a ceiling fan for year-round comfort.
- Centrally located built-in bar, perfect for showcasing your collection of Barossa wines.
- Master bedroom at the rear of the home with polished floorboards, built-in robes, and split system air conditioning.
- Front bedroom boasts park views, built-in robes, ceiling fan, and block-out blinds plus a third bedroom centrally located in the home.
- Sunroom or second living area-ideal for a children's playroom or a quiet reading space.
- Modern renovated bathroom with subway tiles, a soaking tub, separate toilet, shower, and luxurious underfloor heating.
- European laundry and gas hot water system.
- Freshly painted interior throughout.

### Granny Flat:

- Private bedroom with red cedar doors, updated carpets, block-out blinds, and an ensuite with a toilet, shower, and basin.
- Includes fridge, TV, and cupboard, making it move-in ready

### Outdoor spaces:

- Expansive manicured garden with a large lawn area, shade sail, and hammock-perfect for relaxing or entertaining.
- Fire pit area, ideal for enjoying cozy winter nights under the stars.
- Abundant fruit trees, including nectarine, fig, orange, cherry, peach, mandarin, blood orange, cumquats, lime, lemon, young berry vines, strawberries, and a veggie patch, plus a sage tree.
- 20,000L (approx) rainwater tank plumbed to the kitchen, with additional water storage for garden use.

This beautifully maintained home offers the best of both worlds-peaceful country living with all the conveniences of Angaston's central location. Don't miss your chance to experience the charm and comfort of this unique property!

Contact Sara La Nauze today to make this property yours, 0407 775 951.

CT | 5709 /815

Zoning | Neighbourhood

Council | Barossa

Council Rates | 1,917.00 pa

SA Water | \$257.71 pq

ESL | \$20.45

It is a condition of entry at any of Marx Real Estates open homes and private inspections that we may ask to site 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.