

**47 Victoria Terrace, Williamstown, SA, 5351**



**House For Sale**

Saturday, 14 September 2024

47 Victoria Terrace, Williamstown, SA, 5351

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 5**

**Type: House**



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## Escape to the Country

Live the dream southern Barossa lifestyle you have always wanted!

This idyllic escape or permanent residency is perfect for families, downsizers, or those who love to get away from it all for the weekend or even for an extended stay.

Providing a lovely outlook to Victoria Creek, it's set in some of the most serene southern Barossa country you'll ever find and is just moments from the centre of town.

The long, sweeping driveway leads you back from the road to the bespoke home, nestled perfectly on relatively flat and picturesque semi-rural land. The home provides beautiful views from virtually every window.

Polished concrete floors, louvred windows, exposed steel and VJ wall linings reach the lofty marine ply ceilings, flowing throughout the kitchen, living, and meals area into the two good-sized bedrooms and resort-style bathroom.

The well-appointed kitchen, featuring quality Asko appliances, provides ample storage and bench space. A hand-made timber centre island bench complements it and leads to the cosy yet modern open-plan dining and living areas.

There's excellent accommodation with two good-sized bedrooms. The spacious main bedroom with a large wardrobe is nicely located to maximise the stunning view.

The up-to-the-minute bathroom is centrally located, features an oversized shower, and has a deep soaker bath. It is simply the perfect place to unwind after a productive day in the garden.

Louvre windows brilliantly control airflow, and a combustion wood heater keeps the home cosy and warm during winter. A split system reverse-cycle air conditioner complements it perfectly.

Featuring auto-doors and appointed with wood heating and evaporative cooling, the massive shed is the perfect facility for those who need a large workshop with more than enough room for the van and all the toys.

Take advantage of this optimal-sized property of over two and a half acres, where Victoria Creek meanders through and is the site of a historical shed from the heydays of local ore production.

The whole family will have a ball pursuing outdoor activities in this parkland environment, which features a productive veggie garden and thoughtful plantings, including many fruit trees amongst the easy-care lawns.

Suiting those seeking a compact family home that maximises style and functionality, combined with comfortable, low-maintenance living, the property allows you to live the quiet lifestyle you've always wanted without compromise.

Situated in one of the most stunning precincts in the Barossa, this property is an easy 18-minute drive to Gawler, a 30-minute drive to Elizabeth and just a 60-minute commute to the Adelaide CBD.

What makes this property special?

- Semi-rural outlook, easy care allotment
- Polished concrete floors
- Louvre windows and VJ board linings
- Marine ply raked ceilings
- Quality Asko appliances
- Combustion wood heating and reverse-cycle airconditioning

- Remote control block out blinds to bedrooms
  - Motorised roller blinds to bathroom & toilet
  - 300 litre evacuated tube solar hot water system
  - 28m x 8m shed with six bays, power, concrete floor
  - Shed has an evaporative cooler and combustion stove
  - 3-phase power available
  - Mains water
  - 180,000-litre RW tank with Grundfos pump
  - Insulation | House: external walls wrapped with 7mm foam foil with polyester batts in external and internal walls
  - Insulation | Main shed: fully lined with 4mm reflex foam foil
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- Historical shed across Victoria Creek with road access
  - 18-minute drive to Gawler
  - 30-minute drive to Elizabeth
  - 60-minute drive to Adelaide CBD

Specifications:

CT | 6166/45

Land Size | 1.076 ha (2.65 acres approx.)

Zoning | Rural Living

Council Area | Barossa

Council Rates | \$2,943.95 p/a approx. inc sewer

Emergency Services Levy | \$96.30 p/a approx.

SA Water Supply | \$78.60 p/q approx.

You must not rely on the information in this publication. Always seek independent advice.