

59 Kalimna Road, Nuriootpa, SA, 5355



House For Sale

Friday, 16 August 2024

59 Kalimna Road, Nuriootpa, SA, 5355

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

Prime Real Estate Opportunity with Development Potential (STCC)!

Jamie Wood and Connor Young are proud to present 59-61 Kalimna Road, Nuriootpa! The true gem of this property lies in its expansive 6,000 sqm (approx.) of land. With lush, mature trees dotting the landscape, this property offers a serene environment while being just minutes from the town centre. The sizable land area provides ample space for future development, whether you're looking to subdivide, build additional residences, or create a bespoke estate.

The existing 3-bedroom, 1-bathroom home, presents a solid foundation to either restore or expand. With the right vision, this house could be transformed into a charming family home or a lucrative investment. Complementing the residence are two large sheds, ideal for storage or workshops. These versatile structures add significant value to the property, catering to a wide range of needs.

Situated close to Nuriootpa's vibrant town centre, you'll enjoy easy access to local shops, schools, cafes, and all the amenities that make this region a desirable place to live. Nuriootpa is a key town in the Barossa Valley, renowned for its wineries, cultural attractions, and thriving community. Commuting to the Adelaide CBD via the Sturt highway is an easy 50 minute drive. Properties of this size near the Nuriootpa town centre are becoming increasingly scarce and Nuriootpa is experiencing growth, making this an ideal time to invest. A wonderful opportunity for developers, investors, or those looking to create a family home with space to grow. Register your interest with Jamie Wood on 0403 592 500 today!

Features

- 6,000 Square meters of prime land with development potential (STCC)
- Surrounded by current developments giving the blueprint for the potential future of this block
- Easy access to the main street of Nuriootpa
- Short 50 minute commute to Adelaide CBD via the Sturt Highway
- Established driveways and 2 large sheds (6x6m and 6x9m) perfect for storage or workshops
- Solid transportable home with wrap around verandah and double carport
- Three good sized bedrooms
- Main bathroom well located near the bedrooms
- The kitchen and meals flow seamlessly into the cosy lounge room
- Wall mounted heating and cooling

More info:

Land - 6000 sqm (approx.)
Frontage - 50m (approx.)
Depth - 120m (approx.)
House - 80 sqm (approx.)
Built - 1986
Zoned - N - Neighbourhood\\
Council - BAROSSA
Hot water - Electric
NBN - Wireless Available

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.

The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you.

RLA 284373

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