

7 Blue Gum Court, Cockatoo Valley, SA, 5351



House For Sale

Saturday, 10 August 2024

7 Blue Gum Court, Cockatoo Valley, SA, 5351

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Country living at its finest!

Team Pratt are proud to present 7 Blue Gum Court, Cockatoo Valley! This entertainers delight is situated on an expansive 8319sqm (approximate) allotment and boasts stunning views, 4 bedrooms, and salt water pool! This property is ideal for those looking for a tree change, first home buyers and the savvy investor!

Step into a generously sized living area, perfect for cosy nights in with family and friends. The heart of the home is the open-plan kitchen and second living area. The kitchen boasts ample countertop space, abundant storage options, and chef-grade appliances!

Each bedroom prioritises privacy and comfort. The main bedroom features a spacious walk-in wardrobe, an ensuite with a shower and toilet. The remaining bedrooms are well-sized and conveniently located near the main three-way bathroom.

Be the envy of friends and family with the pitched verandah overlooking the stunning salt water swimming pool! The space is ideal for BBQ's in summer with ample space for a children's play area, basketball court and space to embrace your green thumb with a vegetable garden!

Situated in Cockatoo Valley the property boasts country living with easy access to surrounding suburbs! Enjoy ease of access to retail shops, cafes and amenities in Gawler, country town cafes in Williamstown and a multitude of wineries in Lyndoch and the Barossa Valley, only a short drive away!

Features:

- Stunning views of the Barossa Valley Ranges and surrounds!
- Stay toasty warm in the winter months with the woodfire combustion heater.
- Wall mounted split system only 2 years old
- Evaporative cooling system is perfect for air comfort year round.
- Bedroom 1 features a generously sized walk-in wardrobe and ensuite, ensuring privacy and comfort.
- Bedrooms 1, 3 & 4 feature ceiling fans for airflow comfort.
- Sunken lounge at the front of the property.
- Kitchen features an electric cooktop, sleek countertop and plenty of storage space including a walk in pantry.
- Study nook is the ideal spot for working from home or studying.
- Property has been freshly painted throughout!
- Large laundry has direct access to the outside and great storage options.
- Circular driveway ensures there are plenty of parking spaces.
- Double carport is a secure off street parking option.
- Bullnose verandah creates great visual appeal.
- Enjoy fitness and relaxation in the comfort of your own backyard with the salt water pool.
- Paved pitched verandah is perfect for outdoor entertaining while admiring the swimming pool.
- Embrace your green thumb and utilise the raised garden beds for a veggie garden or planter.
- 50,000L (approx.) rainwater tank
- Enjoy a range of nature and wildlife at your doorstep with koalas regularly frequenting the established trees.
- Versatile land in a great location - only 10 minutes from Williamstown, 10 minutes to Gawler and 5 minutes to Lyndoch!
- Large concrete shed with electricity connected is a great option for storage or a workshop.
- Tool shed and a 6x3 wood shed
- Solar installed

More Info:

Built - 1990

Land - 8319 sqm (approx.)

House - 185 sqm (approx.)

Zoned - RUL - Rural Living

Council - BAROSSA

Solar - installed

To register your interest please phone Darren Pratt on 0428 881 406 or Sheridan Huddy on 0435 011 267.

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