

9 Swann Street, Angaston, SA 5353



House For Sale

Thursday, 11 July 2024

9 Swann Street, Angaston, SA 5353

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1166 m2

Type: House



Chloe Goers
0427807812



Leonie Simmons Simmons
0427807811

Expressions of Interest

Chloe Goers together with Leonie Simmons and SA Homes & Acreage is proud to present to the open market 9 Swann Street, Angaston. Whether you are looking to expand your portfolio or settle down, this spacious 1,166m² double allotment is not to be missed. A neat and tidy home featuring three sizeable bedrooms, long hallway and adjoining bathroom. The living room overlooks the front yard and the kitchen provides an upright electric cooktop and oven, overhead cupboards and plenty of bench space. The home is serviced by a split system for heating and cooling, has been painted throughout and has lovely stained jarrah wooden floorboards to the hallway and bedrooms. Outside you can see that this sizeable double block has been well maintained and upkept. There is a flowering wisteria walkway where you will enjoy sitting in the warmer months. A double garage with concrete floor offers the perfect workshop or car shed. As well as a chicken yard where your chooks will enjoy adventuring around the back yard. Established trees include Olive, Lemon and Orange. With future potential for a subdivision of the blocks (Subject to planning consent), there are endless opportunities attached to this well upkept property. Located on the Southern side of Angaston you will find this property is a short 15 minute walk to Angaston's main street where you will find an abundance of cafes, food shops, a butcher and hotels. Angaston is a beloved Barossa town and you will find hundreds of wineries and food outlets at your fingertips. This property is located just a 13 minute drive to Tanunda, 10 minute drive to Nuriootpa and just over an hours drive to Adelaide CBD. This property is sure to not last long so get in early and register your interest with our agents. Chloe Goers 0427 807 812 chloe@simmonsgroup.au Leonie Simmons 0427 807 811 leonie@simmonsgroup.au Things we love: - Spacious 1166m² double allotment - Well kept and maintained home - Shed with concrete floor - Established fruit trees - Close to shops and cafes Disclaimer: While every endeavour has been made to ensure the accuracy of the information supplied, neither the vendor nor our company accept any responsibility or liability for any omissions and/or errors. We advise that if you are intending to purchase this property, that you make every necessary independent enquiry, inspection and property searches. This brochure and floorplan, if supplied, are to be used as a guide only. RLA 263081.