

**122 Siegersdorf Road, Tanunda, SA, 5352**



**Land For Sale**

Thursday, 24 October 2024

122 Siegersdorf Road, Tanunda, SA, 5352

Type: Land



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## Prime opportunity on Siegersdorf Road!

Team Pratt welcomes you to 122 Siegersdorf Road, Tanunda! This flat and expansive 4018 sqm (approx) block offers endless potential. The standout feature is a large, solidly built shed with concrete flooring -perfect for tradespeople, hobbyists, or those in need of substantial storage space. A secondary, smaller shed adds further convenience for tools, gardening equipment, or extra storage.

The block is easy to maintain with some established trees adding natural charm and a touch of greenery, without overwhelming the space. Whether you're looking to build your dream home, explore development opportunities, or simply enjoy the serenity of a spacious property, this block offers a rare opportunity with its versatile features and ample space!

Nestled directly the centre of the Barossa Valley, equal distances from Tanunda and Angaston the property is conveniently located near excellent schools, healthcare facilities, supermarkets, boutique shops, and cafes and just an hour from Adelaide, making it perfect for commuters while offering the tranquillity of a country escape! To register your interest please phone Darren Pratt on 0428 881 406 or Sheridan Huddy on 0435 011 267.

### Features:

- Large 11.6m x 30m (approx) shed featuring concrete flooring,
- Three phase power connected to the shed
- Water and Phone line connected
- NBN Fixed Wireless available
- Internal office room within the shed
- 7.5m x7.5m double garage/shed is ideal for additional storage
- Potential future development (STCC)
- Views over the stunning vineyards!
- Great positioning on Siegersdorf Road with easy access to the Tanunda main street & Nuriootpa.
- 1 hour commute via the Sturt Highway to Adelaide CBD

### More Info:

Land - 4018 sqm (1.00 Acres) approx.

Frontage - 40.8m (approx.)

Zoned - Ru - Rural

Council - BAROSSA

Hot Water - connection available

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.

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