

Lot 3, 32 Pheasant Farm Road, Nuriootpa, SA 5355

House For Sale

Wednesday, 8 May 2024

Lot 3, 32 Pheasant Farm Road, Nuriootpa, SA 5355

Bedrooms: 3

Bathrooms: 2

Parkings: 10

Area: 8 m2

Type: House



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Expressions of Interest- Closes 2/6/24 at 4pm-USP

The Property is being sold "Under Instructions from the Public Trustee". Nestled on 8.25 hectares of land with expansive rural and vineyard views, this property offers a tranquil escape. The 1990-built home features a wrap-around veranda that seamlessly blends comfort, convenience, and the charm of the breathtaking Barossa countryside. Inside you'll find multiple spacious living areas, fantastic for entertaining. The front lounge is complete with an open fireplace & large windows, ensuring that you won't miss out on the mesmerising views. The heart of the home is the open plan dining, family, and living area, where you can connect with loved ones while enjoying the surrounding beauty. The abundance of windows and glass sliding doors bathes the space in natural light while offering stunning views of the surrounding vines and landscape. Expand the internal living space further by opening the sliding doors to the outdoor entertaining area at the rear of the house. While retaining its original charm, the home offers great living spaces and a kitchen with ample storage and a convenient breakfast bar. Whether you're preparing a quick meal or hosting a dinner party, this kitchen keeps you at the centre of the action. Featuring three bedrooms and two bathrooms, the home provides sufficient room for the whole family. The master bedroom features a parent's retreat, split system air conditioning, ceiling fan, and an ensuite bathroom with a walk-through robe, ensuring privacy and convenience. The other two bedrooms are queen-sized, equipped with ceiling fans, large windows with views, and built-in robes. Outside, discover the property's beauty and practical infrastructure, including a four-bay shed with a cement flooring and power which is perfect for workshop activities or secure vehicle parking. Additionally, the main rainwater tank is plumbed to the entire house, ensuring a reliable and sustainable water supply. A highlight of the property is its four acres (approximately) of vineyard, featuring Shiraz and Pedro grape varieties. Whether you're a wine enthusiast or dream of owning your own vineyard, this is a rare opportunity to indulge in the romance of winemaking. The property also boasts a small orchard with fruit trees that you can further expand if you wish. Situated next to Maggie Beer's Farm Shop, you'll enjoy easy access to gourmet delights and local produce, adding to the charm and convenience of this exquisite location. Perfect for families or couples who crave space and freedom, this property offers endless opportunities to embrace the rural lifestyle. Whether you're seeking a peaceful retreat or a place to pursue your passions, this property is sure to capture your heart. Don't miss out on this unique opportunity to make your rural dreams a reality. Contact me today to arrange a viewing and experience the beauty of country living in the heart of the Barossa firsthand. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Elders Real Estate RLA62833