



**LYNDOCH - WOW!**

\$369,950

Built in 1880 and transformed in 2016, this classic Colonial Cottage is a beautiful slice of Barossa history and a true testament to the current owners - oozing charm and character to the highest of standards. The property would make a great permanent residence, or a phenomenal Bed & Breakfast!

Set on 872m2 and located close to schools, parks and shops, this charming home is wonderfully convenient, while still allowing you to breathe in that fresh country air. The ?WOW? factor of this home is apparent as soon as you step inside, greeted by bright and modern decor, polished floors and porcelain tiles.

This breathtaking home features 2 bedrooms, master bedroom with parents retreat and built-in robe, plus a dining room and family/living area. The gorgeous country style kitchen features brand new cupboards and appliances, and serene views over the back garden, whilst the state-of-the-art bathroom is complete with floor to ceiling tiles and under-floor heating!

You will stay warm on those cold winter nights thanks to the stunning open fireplace in the parents retreat, and the cast iron wood heater in the main living area. The home is also serviced by split-system heating and cooling.

RLA: 249396

**Upcoming Inspections**

Inspect by appointment, contact agent.

**Land Size**

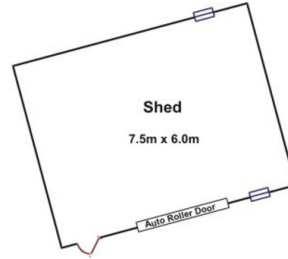
872 m2

**Kies Real Estate**

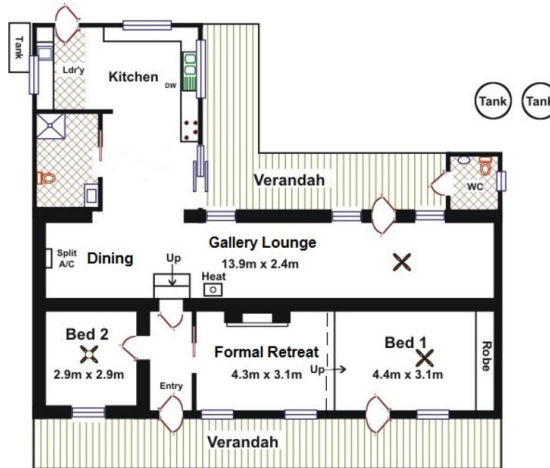
enquiries@kies.com.au

08 8523 3777

3A Adelaide Road, Gawler 5118



Area	M <sup>2</sup>
Living	128.50
Verandah	45.69
<b>Total Approx</b>	<b>174.19</b>



Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

