

**WILLIAMSTOWN - Private Living**

\$339,950

Located in the 'Gateway to the Barossa Valley', this 1994 built property is situated on a large 923m² allotment and is conveniently close to schools, parks, shops and cellar doors. You are only 15 minutes from both the beautiful Barossa Valley and Gawler, yet this property still offers the feel of country living.

Positioned at the end of a quiet, very private cul-de-sac, this lovely home consists of an L-shaped lounge and meals area adjacent to the spacious kitchen, complete with breakfast bar and ample cupboard space.

Boasting 3 bedrooms in total, the main bedroom features an ensuite, its own private study, and built-in robe. Bedrooms 2 and 3 are also spacious, plus the large study could easily be converted into a fourth bedroom. The main bathroom includes shower and bath with separate toilet, and the laundry is spacious and has external access. The home heating and cooling is supplied via reverse cycle split-system and slow combustion heater.

Outside there is a single carport under-main-roof, with through access to a 5m x 6m garage available for the new owners to house a boat or caravan - a rare find! The rear undercover verandah is perfect for family gatherings, and the home is surrounded by established native gardens which are very low maintenance and attract an array of bird life.

RLA: 249396

Upcoming Inspections

Inspect by appointment, contact agent.

Land Size

923 m²

Kies Real Estate

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