



## LYNDOCH - Family Living In The Perfect Barossa Location

\$349,950

If you are looking for a family home with room to move then you really should take a look at this one. Located on the edge of the beautiful Barossa Valley in the town of Lyndoch, this property, set on a massive corner block of 1,049m<sup>2</sup> is conveniently close to schools, parks, and shops, while still maintaining that 'country feel'.

Built in 1990, this extremely well presented home boasts three bedrooms, including a spacious master with ensuite and walk-in robe. Bedrooms 2 and 3 are also spacious and are set away from the main living areas, along with the large family bathroom. You will enjoy cooking in the newly updated kitchen, complete with new appliances, ample cupboard space, large pantry, and separate meals area. There is also a separate formal lounge room, providing plenty of living space. The home is serviced by evaporative cooling and slow combustion heater, keeping the family comfortable year round.

Completing the home is the vast rear entertaining area, well protected from the weather and ideal for hosting gatherings, or simply relaxing on the weekend. There is side access to the property, and the 6m x 6m garage will house all your toys with plenty of room left for a workshop. The side and rear pergolas, tool sheds, and rain water tanks are all surrounded by beautifully manicured, low maintenance gardens.

Opportunities to purchase properties such as this on a large parcel of land in the Barossa Valley rarely arise, and this one won't last long, so call us today to arrange an inspection!

RLA: 249396

## Upcoming Inspections

Inspect by appointment, contact agent.

## Land Size

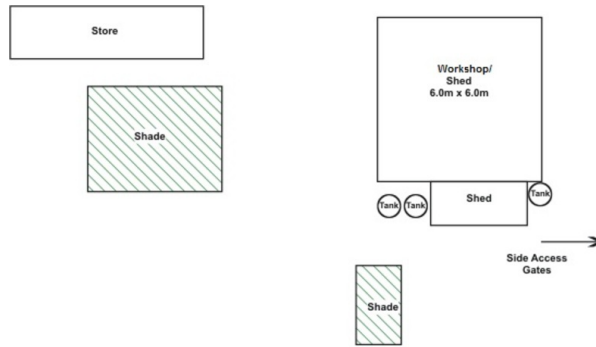
1049 m<sup>2</sup>

## Kies Real Estate

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Area	M <sup>2</sup>
Living	145.06
Carport	38.40
Verandah	51.35
Porch	3.06
<b>Total Approx</b>	<b>237.87</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.

