



### LYNDOCH - Barossas' Best

\$449,950

Want the 'Wow!?' Factor? This home has it, right from entering the wide formal hallway featuring Jarrah timber floors which flow throughout this beautiful residence.

Boasting 5 bedrooms, 3 of which have walk-in-robos and the Main with ensuite, with a double vanity, toilet and a shower big enough for two! The formal lounge is at the front of the home allowing for two very separate living areas, a must for any family, or couple. The main living area is the feature of this stunning home, comprising of family, dining and another living area, together with a superb kitchen with stainless steel appliances, 900mm oven, dishwasher, glass splashback and a huge butler's pantry.

Light and space is abundant in this fantastic layout accentuated by two massive skylights in the family area. Over 25squares of luxurious living this home will accommodate the largest of families and entertaining addicts.

Serviced by evaporative ducted air conditioning, a huge slow combustion heater and a 12 panel 3.4kw solar system, currently returning 56 cents/kw, this property is both functional and economical.

With double garage under the main roof with direct access to the kitchen, a large decked entertaining area and low maintenance gardens, this is a home to simply enjoy.

Inspection of this unique offering is sure to impress, see the rest, then come and inspect the best!

### Upcoming Inspections

Inspect by appointment, contact agent.

### Land Size

735 m2

### Kies Real Estate

enquiries@kies.com.au

08 8523 3777

3A Adelaide Road, Gawler 5118



| Area                | M <sup>2</sup> |
|---------------------|----------------|
| Living              | 247.40         |
| Garage              | 36.22          |
| Verandah            | 6.43           |
| <b>Total Approx</b> | <b>290.05</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.

