



### Fantastic Family Living In The Perfect Country Location!

\$420,000

Located in the 'Gateway to the Barossa Valley', this built 1994 property is situated on a large 1,486m<sup>2</sup> allotment and is conveniently close to schools, parks, shops and cellar doors, and only 15 minutes from both the beautiful Barossa Valley and the town of Gawler. This home is immaculately kept and presented, and features 4 bedrooms plus study - master having a walk-in-robe and ensuite with the potential of the study to be used as a 5th bedroom. The living areas consist of a formal lounge/home theatre along with an open plan family/dining/meals area. The beautiful kitchen is spacious and well-appointed; with dishwasher, wall oven, pantry and ample cupboard space.

Outside you will find an undercover entertaining area, a great spot to sit and relax with friends and family, surrounded by the lovely established gardens and lawn area which attract an array of bird life and on a hot summer's day relax in the salt water chlorinated pool. To the back of the block is a large 6.2m x 4.1m concrete powered garage this is perfect for car enthusiasts or tradies looking for work space.

All round comfort is provide by ducted evaporative air-conditioning, slow combustion heater and two split system air conditioners.

The opportunity to own a quality home within a quiet and private location in the Barossa Valley is rare, yet here is your chance! Call 8523 3777 today to arrange an appointment to view.

RLA 249396

### Upcoming Inspections

Inspect by appointment, contact agent.

### Land Size

1486 m<sup>2</sup>

### Kies Real Estate

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