



### LYNDOCH - Pure Bliss - Relax in Peace

\$299,999

This superbly renovated 1880's cottage is situated on a 913m2 allotment located on the fringe of the popular Barossa Valley.

The cottage is currently running as a Bed and Breakfast but would make for a lovely home with all the luxuries of modern living. This little oasis offers tranquillity and convenience with shops, schools and wineries all within walking distance and it's only 10 minutes drive to Gawler or Tanunda.

The house boasts the following;

- 2 good size bedrooms, fully carpeted with doors to outside
- Galley Style kitchen with quality appliances and glass splashbacks
- Traditional country style dining with original wood stove and stunning timber floors
- Lounge with open fire place
- Split system heating and cooling
- 1.5kw solar
- Established gardens with the house set well back on the block
- Stylish bathroom with spa and separate toilet
- Good size laundry
- Plenty of parking with foundation already done for carport
- All new plumbing, wiring and roof
- Superb location
- AAAT rated 4.5 STARS

It needs to be seen to be believed, call now to book a time that's right for you.

RLA 61382

### Upcoming Inspections

Inspect by appointment, contact agent.

### Land Size

913 m2

### Kies Real Estate

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