

## 15 Fourth Street, NURIOOTPA, SA, AU 5355

Solid home, solid location and space to burn

The ever-solid double cream brick home on a huge parcel of land less than 700m from the main street. Becoming rarer and rarer.

Current owners have moved, so the opportunity is yours to take.

Built in 1961, and set on 1356m<sup>2</sup>, this honest solid double brick home, with 9ft ceilings and modern updated lighting is waiting for its new owners.

Upon entering the home from the front porch, polished hardwood Jarrah flooring greets you in the entry hall and leads in to the generous front lounge with a combustion heater and huge picture window.

The formal dining runs off the lounge, and continues with the beautiful Jarrah flooring, and its own large picture window, and a wall reverse cycle split.

A neat and functional kitchen is next with dishwasher and ample bench space, breakfast bar and even space for a small informal dining table.

The hallway from the kitchen has built in storage cupboards (like all great older homes), with the very neat original bathroom and separate toilet.

The two main bedrooms also run off the hallway, both with ceiling fans, built in robes

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Sold

**INTERNET ID:** 18582975

### AUCTION DETAILS

10:30am, Friday March 9th, 2018. On Site (Unless Sold Prior)

### CONTACT DETAILS

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Nuriootpa, SA  
(08) 8562 2883  
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**Heidi Giersch**  
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and Jarrah floors.

The rear of the home has the third bedroom and additional play room space, as well as the generous laundry, cooled by a wall reverse cycle split.

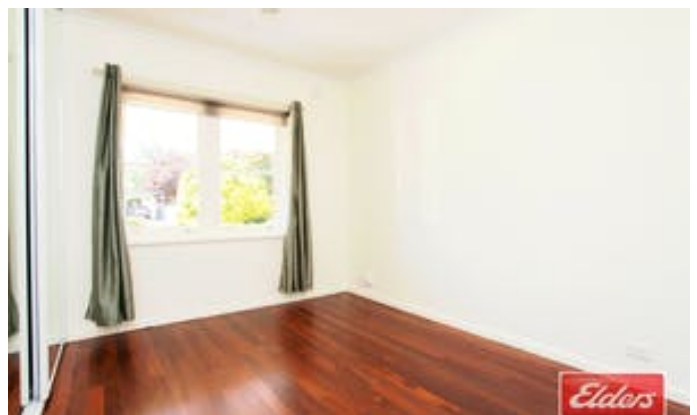
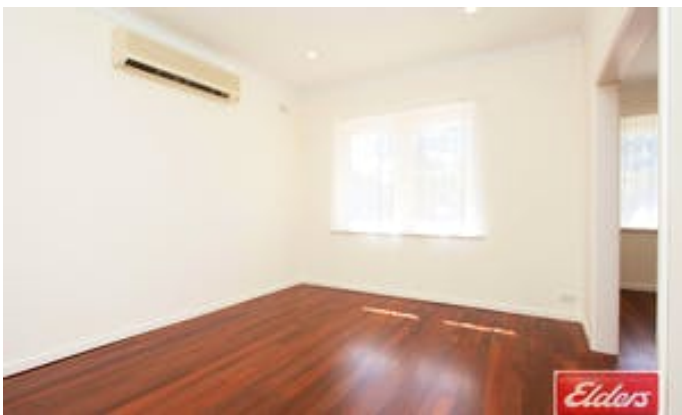
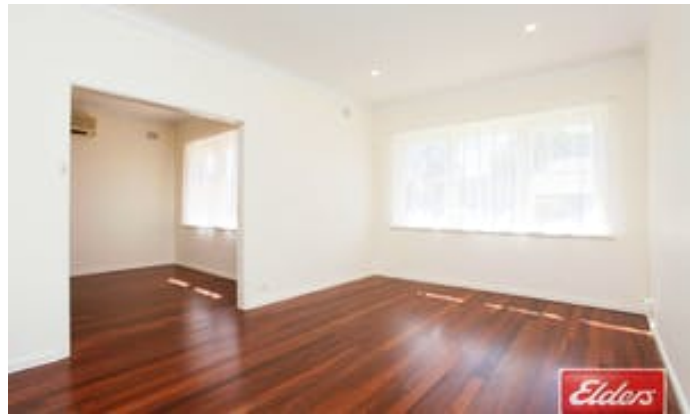
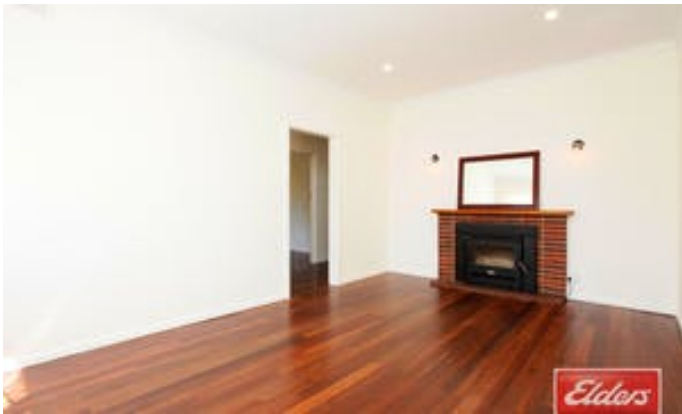
The sliding doors lead to the paved, outdoor entertaining, with gable roof, lighting and a fan, then on to the enormous back yard, with a lawned area and fruit trees beyond. Plenty of room for more fruit trees and a vegetable patch, chickens, pets and children, or extend the home and add a tennis court, the possibilities are endless.

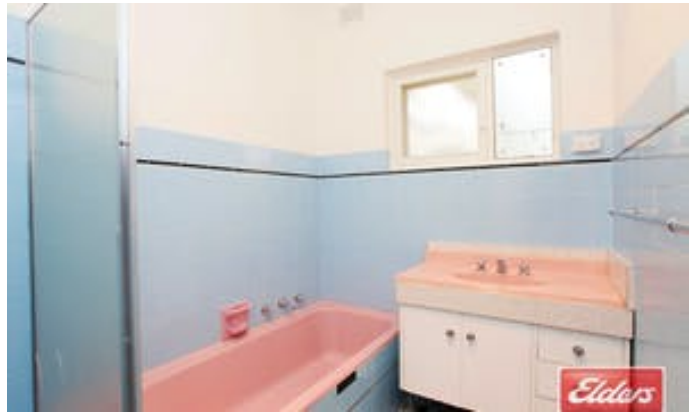
The home is protected with a security system, and grey water diverter.

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Other features: Close to Schools, Close to Shops, Close to Transport, Fireplace(s), Garden, Polished Timber Floor

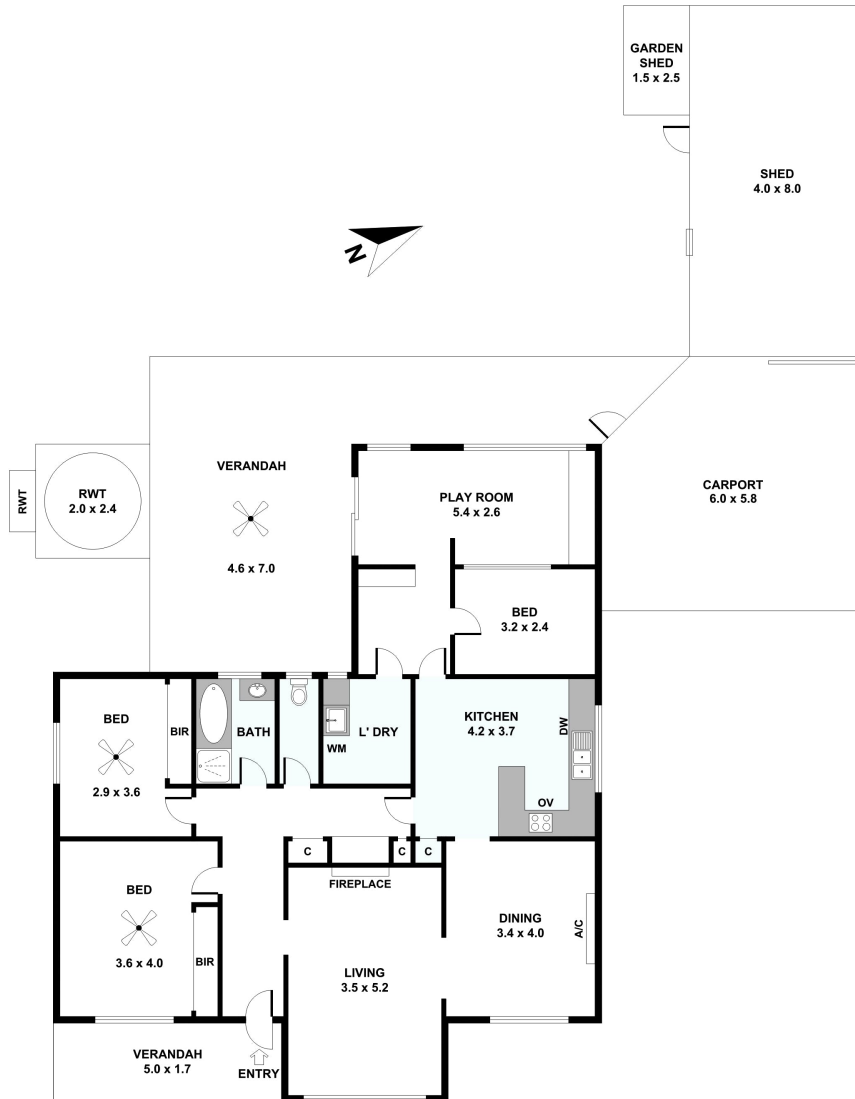
- Land Area 0.1356 hectares
- Building Area: 115 0.0115 hectares
- Bedrooms: 3
- Bathrooms: 1
- 3 car carport







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Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

