



31 Light Street, KAPUNDA, SA 5373

Top of the Hill, Top of the Views

Perched proudly at the top of the hill, this exceptional property offers some of the very best views in Kapunda, rolling green hills, farmland, and wide-open skies that stretch as far as the eye can see. Set on a generous 4,295m² allotment, this immaculately maintained double-brick home (built in 1991) is move-in ready and designed for both comfortable family living and effortless entertaining.

Inside, the home features three oversized bedrooms. The master suite is a true retreat with built-in robes, a walk-in robe, sliding door access to the garden, and a beautifully updated ensuite. The remaining bedrooms are spacious and light-filled, with ceiling fans, new carpet and split systems, while the third bedroom has built in robes. A large, newly updated three-way central bathroom, complete with generous vanity, linen press, and separate toilet, services the home with ease. Additional storage is located in the hallway and large laundry.

The open-plan kitchen, dining, and living area is the heart of the home, designed to maximise both space and natural light. The entertainer's kitchen is well-appointed with wrap-around storage, a corner pantry, induction stove, dishwasher, and generous bench space. Tiled floors and expansive windows frame the breathtaking views, while sliding doors open seamlessly to the outdoor entertaining space. This space even includes your own built-in bar, perfect for entertaining guests all year round!

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: For Sale

INTERNET ID: 300P182174

SALE DETAILS

\$849,000 - \$899,000

CONTACT DETAILS

Barossa

127 Murray Street

Tanunda, SA

(08) 8562 2883

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Teri Wenske

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A second living room, complete with French doors, carpet, and reverse-cycle comfort, offers versatility as a retreat, rumpus, or formal lounge and dining rooms. This could very easily be divided to make one of two extra bedrooms if required.

This residence is further enhanced by thoughtful upgrades, including five newly installed split system reverse-cycle air conditioners, freshly painted interiors, new carpets, 2.6m ceilings, 3-phase power, and a 5kW solar system ensuring comfort and efficiency year-round.

Step outside and you'll understand why this home is something truly special. The expansive pitched roof alfresco is the ultimate entertainer's dream, overlooking endless landscapes that shift beautifully with the seasons.

A full wrap-around verandah with concrete pathways ties the residence together beautifully, while the gravel driveway and well-kept gardens add to the property's appeal. The established gardens are serviced by an irrigation system that can be switched between mains and rainwater, making them both lush and low maintenance.

Additional Features:

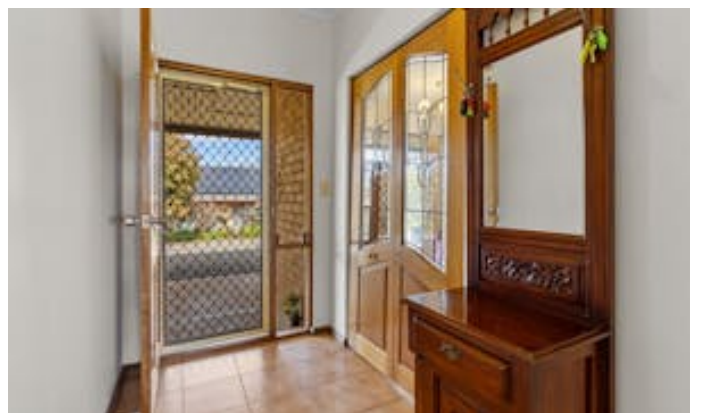
- Large shed with 2 sliding doors, concrete floor, and single-phase power
- Garage with manual roller door attached to shed
- Generous chook yard with shelters and water
- 11 veggie patches plus a variety of fruit trees
- 100,000L and 4,300L rainwater tanks, each with its own pump
- Outside lighting on all sides of the home and outside the shed
- Shady outdoor spa (negotiable)

All the hard work has been done, new updates, meticulous upkeep, and thoughtful improvements mean you can move straight in and start enjoying the lifestyle this property offers. Whether it's entertaining under the alfresco, harvesting fresh produce from the garden, or simply soaking up the panoramic views, this home is the perfect blend of country charm and modern convenience.

Disclaimer:

We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Elders Real Estate RLA62833

- Land Area 4,295.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- 5 car garage
- Double carport

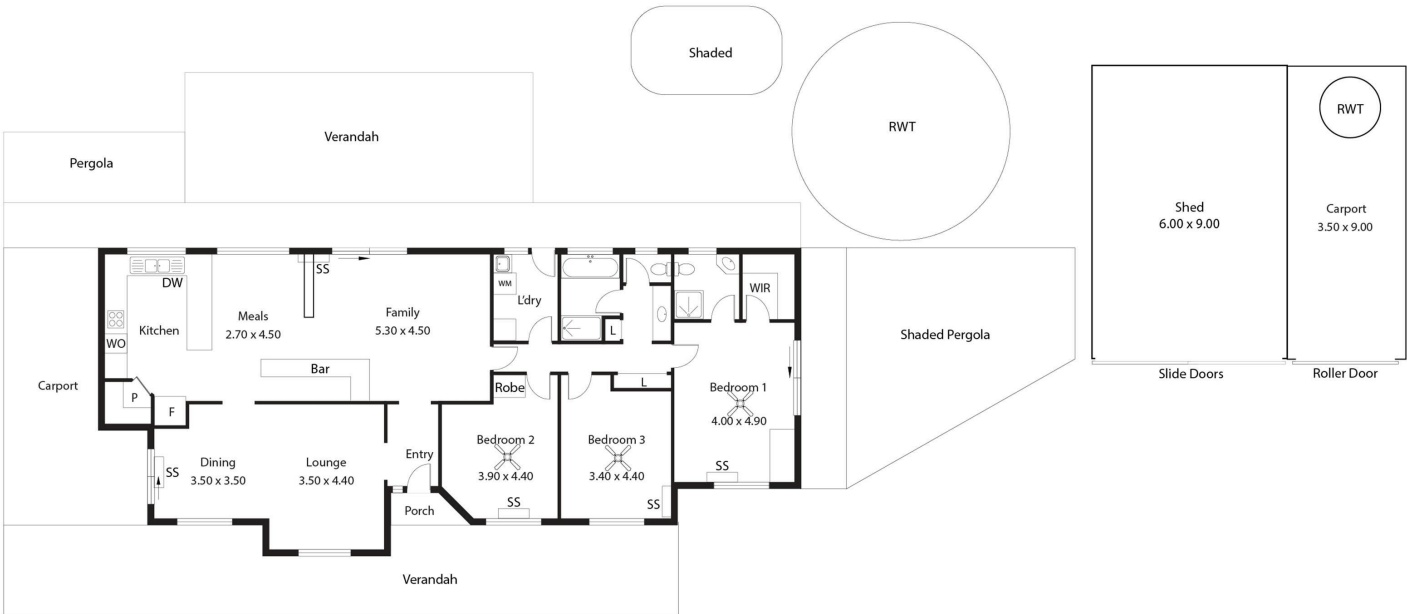








31 Light Street,
KAPUNDA



Living:	170.85SQ.M
Porch:	1.95SQ.M
Carport/shed:	287.52SQ.M
TOTAL:	202.02SQ.M

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.