



## 24 Golden Way, NURIOOTPA, SA 5355

### Go for Family Gold on Golden Way

Welcome to your new address in the heart of Nuriootpa, Barossa Valley â## a family-friendly community surrounded by world-class wineries, thriving local businesses, and a lifestyle that perfectly balances country charm with modern convenience.

This spacious four-bedroom, two-bathroom home on 690mÂ² offers a thoughtful design with multiple living zones, making it ideal for growing families, downsizers seeking comfort, or investors looking to expand their portfolio.

As you arrive, the home greets you with a double open carport with roller door under the main roof and low-maintenance front gardens. Step inside and you'll find a warm and welcoming layout, beginning with a front lounge room featuring gas heating, a separate formal dining room, and a rear living area with wall-mounted heating, ensuring year-round comfort alongside ducted evaporative cooling throughout.

At the centre of the home is a well-designed open plan kitchen, complete with breakfast bar, walk-in pantry, gas cooktop, electric oven, and dishwasher â## all overlooking the second living space where the family can come together.

**TYPE:** For Sale

**INTERNET ID:** 300P185743

#### SALE DETAILS

**\$725,000 - \$755,000**

#### CONTACT DETAILS

**Barossa**

127 Murray Street

Tanunda, SA

(08) 8562 2883

RLA: 62833

**Damien Geyer**

0438 878 181

The master suite is a true retreat, featuring a private ensuite with corner spa bath, shower, and vanity. Bedrooms two, three, and four are serviced by a well-appointed three-way family bathroom with bath, shower, separate toilet, and open vanity area.

Outside, the backyard provides the perfect blend of space and functionality. You'll enjoy a paved undercover entertaining area, lawn and garden beds, and a 6x3.7m shed ideal for storage or workshop use. Established shrubs, garden spaces, and even a lemon tree complete this private and relaxing setting.

Families will love the location — just metres from a large open park, perfect for kicking the footy, a friendly cricket match, or weekend picnics. The local Childcare Centre and Redeemer Lutheran Primary School are within walking distance, with aged care facilities nearby for those seeking a supportive community. Major shopping centres, caf  s, bakeries, hardware stores, and dining options are all just minutes away, while commuters will appreciate the easy access to the Sturt Highway, placing the Adelaide CBD less than an hour away.

Living in Nuriootpa also means enjoying the best of the Barossa Valley — world-renowned cellar doors, a strong and growing employment market, and a safe, welcoming community that makes it one of the most desirable places to call home in South Australia.

This property is ready to welcome its next chapter — whether you're looking to create lasting family memories, enjoy more space in your golden years, or secure a smart investment.

We warmly invite you to attend our upcoming open inspections and experience first-hand the comfort, lifestyle, and location that this Nuriootpa home has to offer

#### Disclaimer:

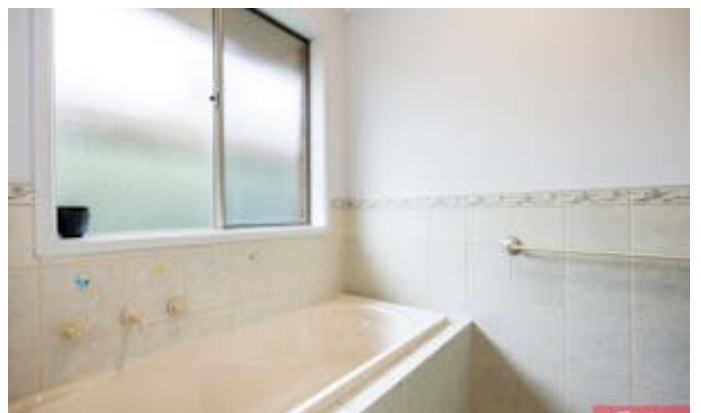
We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should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

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport

- Land Area 690.00 square metres
- Building Area: 178.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double carport

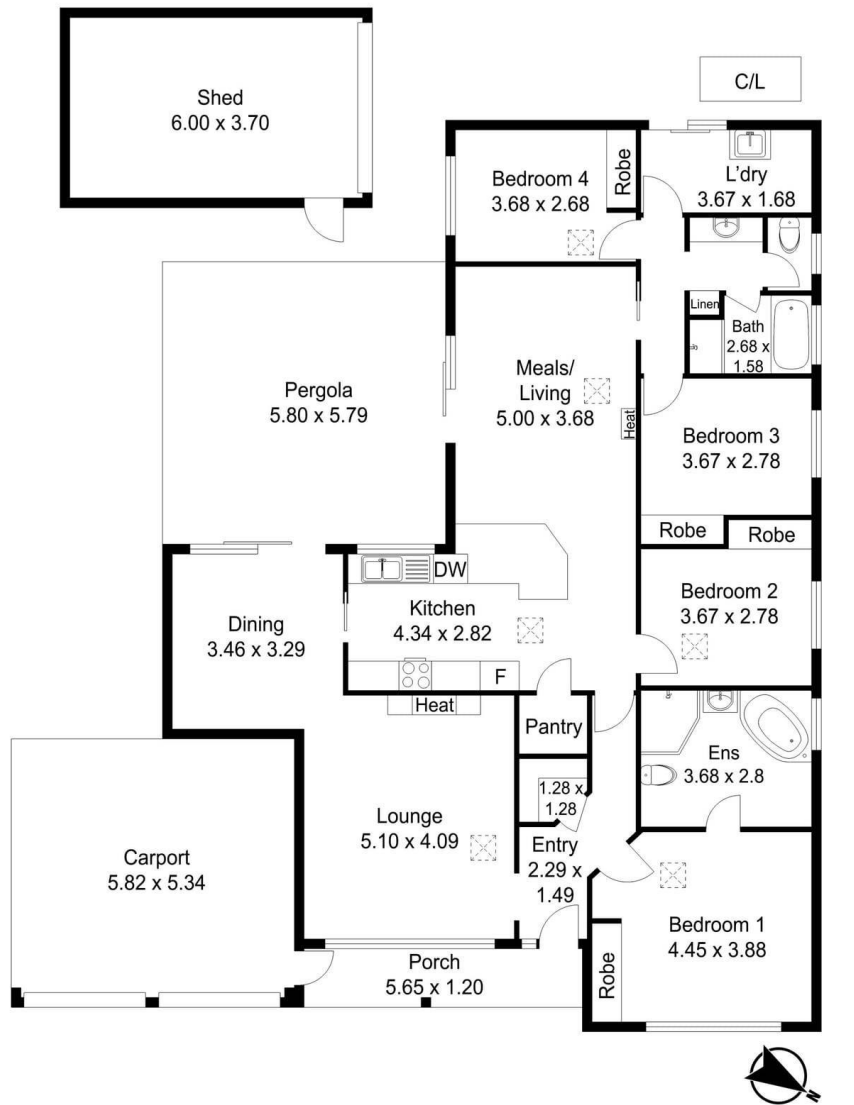












Living:	163 m <sup>2</sup>
External:	71 m <sup>2</sup>
Shed:	22 m <sup>2</sup>
Total:	256 m <sup>2</sup>

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Disclaimer: All measurements are approximate and are provided for illustrative purposes only. While every effort has been made to ensure accuracy, actual dimensions may vary. Interested parties should conduct their own enquiries.