



## 37 Peramangk Road, NURIOOTPA, SA 5355

### Spacious Solid Home on an Acre!

Set on a generous 4382sqm (approx.) allotment, this solid 1966-built home offers the perfect combination of space, character, and opportunity. With three bedrooms, two bathrooms, and two separate living areas under main roof, this property provides flexible living options for families. An added bonus for those seeking multi-generational potential, there is a separate granny flat/storage area that has wet rooms, kitchenette, cement floor, power and potential to be brought back to life. (STPC).

Step inside the home to discover the charm of high ceilings, double brick construction, and zoned, ducted reverse-cycle air conditioning for year-round comfort. The home also features an updated kitchen and bathroom, ensuring some modern conveniences while leaving scope to further renovate and update to your own taste.

Outdoors, enjoy the paved undercover entertaining area, ideal for gatherings, along with multiple sheds, carports, and large frontage with unrestricted entry to the rear yard-perfect for tradies, hobbyists, or anyone needing extra storage space.

This property presents an exciting opportunity: move in and enjoy the space or take advantage of the solid foundation to create your dream home on a rare acre allotment in the heart of Nuriootpa.

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:** 300P186356

#### SALE DETAILS

**E.O.I Closing 31/10/25  
@ 4pm - USP**

#### CONTACT DETAILS

**Barossa**

127 Murray Street  
Tanunda, SA  
(08) 8562 2883  
RLA: 62833

**Nicola Biagi**  
0424 975 413

Features include:

- 3 bedrooms, 2 bathrooms, 2 living areas
- Updated kitchen and bathroom
- High ceilings, double brick, r/c ducted air conditioning
- Outdoor paved entertaining space
- Shedding, carport, dual access & large rear yard
- Approx. 4382sqm block with potential to further enhance

Perfectly suited to couples, renovators, or families seeking space and lifestyle, this is a property not to be missed.

Property is being sold as is.

Land: 4382sqm approx.

Frontage: 64m approx.

Zoned: Ru - Rural

Council: Light Regional

Hot Water: Electric

Solar: No

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: Car Parking - Surface, Openable Windows

- Land Area 4,382.00 square metres
- Building Area: 185.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 10
- Double garage
- 4 car carport
- Floorboards

















