



## 6 The Crescent, NURIOOTPA, SA 5355

### Spacious Family Living in the Heart of the Barossa

Perfectly positioned in a quiet and established pocket of Nuriootpa, this beautifully maintained family home delivers the ideal blend of space, comfort and lifestyle on a generous 684sqm allotment.

Built in 1996 and thoughtfully designed for easy family living, the home offers approximately 164sqm of flexible living space, perfectly suited to growing families, first-home buyers, investors or those seeking a relaxed Barossa lifestyle.

Step inside to discover a substantial floorplan featuring four well-sized bedrooms, including a spacious master suite complete with walk-in robe and ensuite, plus a separate study or optional fifth bedroom. At the heart of the home, the expansive open-plan family and meals area creates a warm and inviting atmosphere, centred around a charming timber kitchen with generous bench space, ample storage and quality built-in cabinetry.

Large windows throughout the living spaces allow natural light to pour into the home, enhancing the welcoming feel and connection to the outdoors. Sliding access from both sides of the living area opens onto two wide decked verandahs that span the length of the home - providing the perfect setting for entertaining, outdoor dining or simply

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:** 300P186864

#### SALE DETAILS

**\$750,000 - \$799,000**

#### CONTACT DETAILS

##### Barossa

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

**Tristan Watt**  
0418 617 287

enjoying the peaceful surroundings.

The main bathroom is neat and functional, offering a bath, separate shower alcove, vanity and separate toilet, while the practical laundry includes built-in storage, a large hallway linen press and direct outdoor access.

Additional features include:

- Split system air conditioning
- Fully insulated walls and ceilings
- Polished timber flooring through the living areas
- Neutral colour palette throughout
- Gazebo and established vegetable gardens
- Wide decked verandahs ideal for entertaining
- 30,000-litre rainwater tank plumbed throughout the home
- Double carport plus additional off-street parking

Set amongst established gardens in a peaceful residential street, the home enjoys close proximity to local schools, shopping, caf  s, renowned wineries and all the conveniences Nuriootpa and the Barossa Valley are celebrated for.

Offering exceptional value, lifestyle appeal and long-term potential in one of South Australia's most desirable regional locations, this is a property that truly feels like home.

A must-see opportunity for buyers seeking space, comfort and quality in the heart of the Barossa.

For more information or to arrange an inspection, contact:

Tristan Watt

Elders Real Estate

0418 617 287

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

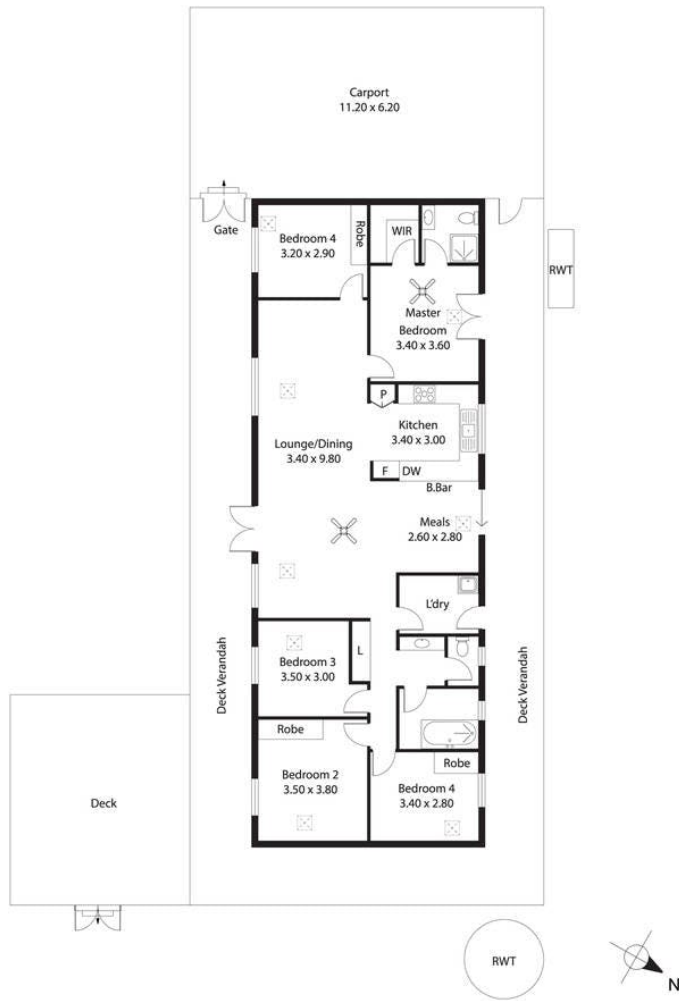
- Land Area 684.00 square metres
- Building Area: 164.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double carport







6 The Crescent,  
**NURIOOTPA**



Living:	137.26SQ.M
Carport:	69.44SQ.M
Deck Verandah:	103.78SQ.M
Deck:	18.00SQ.M
<b>TOTAL:</b>	<b>328.48SQ.M</b>

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