

## 38 Maria Street, TANUNDA, SA 5352

Open The Door to a Living Masterpiece - a home where architecture and landscape converge in the heart of Tanunda

Nestled in the heart of vibrant Tanunda, this extraordinary offering is right adjacent to the iconic Tanunda House at 38 Maria Street, in the coveted Historic Precinct.

Literally just minutes walk away from eclectic cafes, restaurants, shops and supermarkets etc. and close to all other facilities the heart of the Barossa has to offer.

This recently completed new build and complete professional renovation, stands perfectly on nearly 1500 square metres of landscaped grounds and manicured gardens. An architectural gem of approx. 210 square metres of accommodation under roof, plus an over- sized double garage/studio with attached workshop completes this exceptional residence.

The carefully considered and masterly crafted details throughout the home are immediately evident. From the architectural treatment of the front of the dwelling, hand crafted from 200 year old Douglas Fir Timber (Oregon), which was also used for the bespoke front door, to the cleverly constructed alcoves in the living room, full height windows glazed with high tech laminated glass (more effective than double glazing) and

**TYPE:** For Sale

**INTERNET ID:** 300P191339

**SALE DETAILS**

**CONTACT AGENT**

**CONTACT DETAILS**

**Barossa**

127 Murray Street

Tanunda, SA

(08) 8562 2883

RLA: 62833

**Stuart Woodman**

shaded with electronically controlled roman blinds of exquisite imported fabrics.

A very generous main bedroom with walk in robe and luxurious ensuite, complemented by two additional bedrooms, a central bathroom and a discreet European laundry.

Moving down the hallway one is warmly embraced by the true heart of the home – an expansive open-plan living and dining area, anchored by a beautifully appointed kitchen for both everyday comfort and entertaining.

Just when you think you have experienced everything, the home opens onto the rear verandah, revealing the magnificent garden and lawn. The tranquil outdoor space is highlighted by a central avenue flanked on both sides by flowering Lagerstroemia trees (Crepe Myrtle), giving a "Garden of Versailles Esque" feel! An impressive selection of other established and ornamental plantings, create a private oasis of colour and calm.

Beyond the property, Tanunda offers a lifestyle second to none. Only 45 minutes on the Expressway to Adelaide, Tanunda is renowned for its world-class wineries, exceptional food and wine experiences, boutique shopping, cafes and the rich Barossa Valley charm!

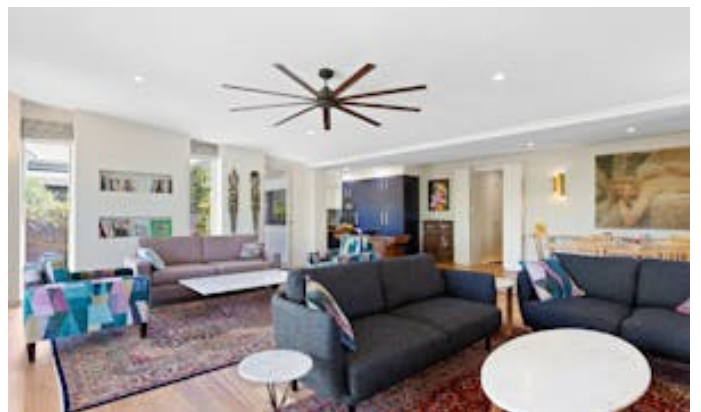
Disclaimer:

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

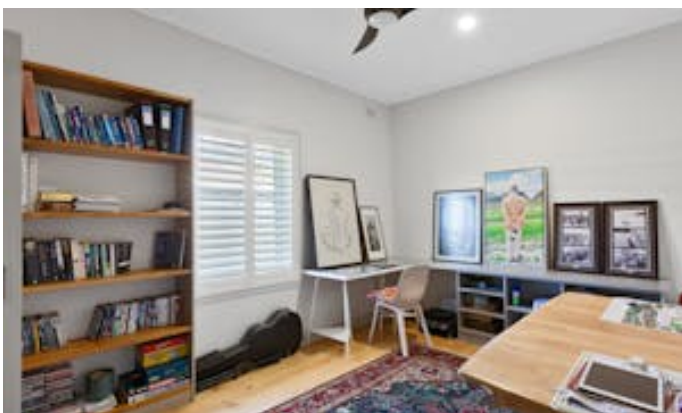
Other features: Close to Schools, Close to Shops

- Land Area 1,497.00 square metre
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- Double garage
- Ensuite















38 Maria Street,  
TANUNDA

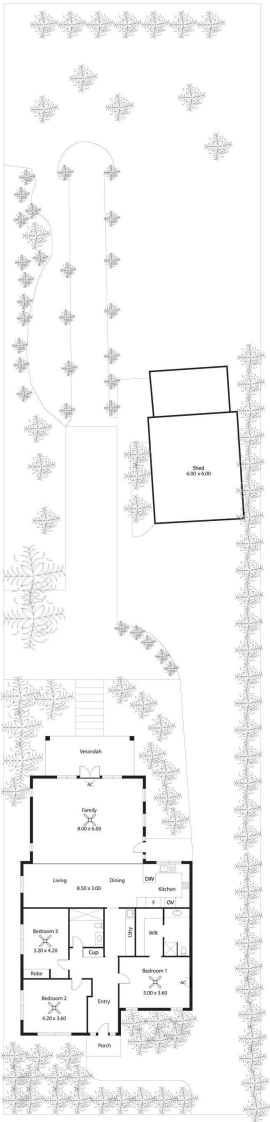


Living:	210.37SQ.M
Porch:	3.65SQ.M
Verandah:	18.00SQ.M
<b>TOTAL:</b>	<b>232.02SQ.M</b>

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



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