



## 8 George Angas Drive, GREENOCK, SA 5360

Impeccable Home in the Perfect Location!

Welcome to Greenock and to 8 George Angas Drive, a beautifully presented modern home offering space, comfort and an exceptional lifestyle in one of the Barossa Valley's most charming townships.

Built in 2017 and set on a generous 800sqm allotment, this impressive residence has been thoughtfully designed for modern family living. With four well-sized bedrooms and two stylish bathrooms, the home provides both practicality and comfort, complemented by expansive living areas that create the perfect space for relaxing, entertaining and everyday family life.

From the moment you step inside, the home's high ceilings create a wonderful sense of openness and light. While quality finishes throughout ensure a warm and inviting atmosphere. The home is fully insulated throughout, enhancing both comfort and energy efficiency across all seasons.

Year-round comfort is taken care of with ducted reverse-cycle air conditioning, along with a cosy combustion fire that adds charm and warmth through the cooler months. Ceiling fans throughout further enhance the comfort and energy efficiency of the home.

**TYPE:** For Sale

**INTERNET ID:** 300P191631

### SALE DETAILS

**\$1,009,000 -  
\$1,099,000**

### CONTACT DETAILS

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

**Nicola Biagi**  
0424 975 413

The heart of the home flows effortlessly to a north-facing undercover patio, creating the perfect setting for entertaining family and friends or simply enjoying peaceful afternoons outdoors. Surrounded by a beautifully established and tranquil garden, the outdoor space offers a private retreat while still providing plenty of room for children and pets to enjoy.

Practicality is also front of mind, with convenient access through to the rear yard, dedicated caravan or boat parking, and a fantastic 6m x 9m shed complete with power and a concrete floor â## ideal for trades, hobbies, storage or additional workspace.

The property is also well equipped for sustainable living, featuring a solar power system and two substantial 22,500-litre rainwater tanks plumbed directly to the house, helping reduce running costs while supporting efficient water use.

Additional features such as roller shutters further enhance both security and comfort, providing peace of mind for homeowners.

Positioned in a slightly elevated location overlooking the picturesque Greenock Creek, the home enjoys a peaceful outlook while still being right in the heart of Greenock. With local amenities, cafÃs, parks and the renowned Barossa Valley lifestyle all close by, this is a wonderful opportunity to secure a quality home in a truly desirable location.

8 George Angas Drive offers the perfect blend of modern comfort, practical features and relaxed country living â## a home that is ready to be enjoyed for years to come.

#### Details

Title: Torrens

Frontage: 24.5m approx..

Zoned: EN â## Established Neighbourhood

Council: Light Regional Council

Sewer: CWMS

Gas: Cylinder

Hot Water: Instant Gas

Solar: Yes

NBN: Yes

#### 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: Area Views, Car Parking - Surface, Close to Schools, Close to Shops, Close to Transport

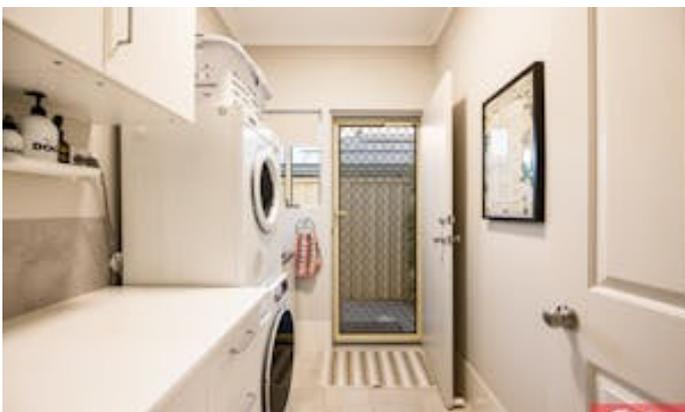
- Land Area 800.00 square metres
- Building Area: 261.00 square metres
- Bedrooms: 4
- Bathrooms: 2

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.

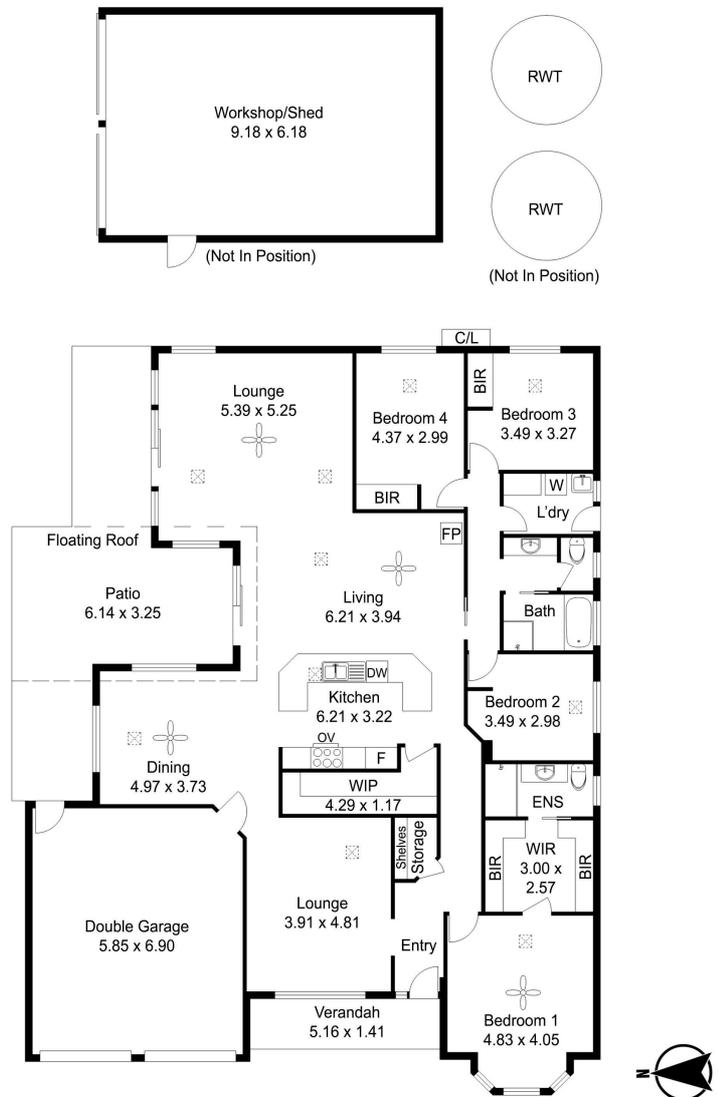
- Car Parks: 2
- Double garage
- Ensuite











Living:	210 m <sup>2</sup>
External:	89 m <sup>2</sup>
Shed:	57 m <sup>2</sup>
Total:	356 m <sup>2</sup>

## 8 George Angus Drive, Greenock

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.