



## 4 Heppner Street, NURIOOTPA, SA 5355

### Modern Family Living in the Heart of Nuriootpa

Nicola Biagi is proud to present 4 Heppner Street, Nuriootpa for sale. Built in 2021, this impressive modern family home offers space, comfort and thoughtful design. Making it ideal for growing families or those who love to entertain.

From the moment you step inside, you're welcomed by high ceilings, neutral tones, and an abundance of storage throughout. The flexible, practical floorplan includes a study or fifth bedroom, along with a separate formal lounge - perfect for working from home or creating a quiet retreat.

At the heart of the home is the expansive open-plan kitchen, living, and dining area, complete with a gas cooktop, stainless steel appliances, stone top island bench and a generous butler's pantry. Multiple living zones ensure there's space for the whole family to spread out and relax.

Year-round comfort is guaranteed with reverse-cycle zoned air conditioning, ceiling fans, and roller shutters to the front windows and bedrooms. All bedrooms feature built-in robes, while both bathrooms are finished with floor-to-ceiling tiles and luxurious rainfall shower heads.

**TYPE:** For Sale

**INTERNET ID:** 300P191636

#### SALE DETAILS

**\$828,000 - \$868,000**

#### CONTACT DETAILS

**Barossa**

127 Murray Street

Tanunda, SA

(08) 8562 2883

RLA: 62833

**Nicola Biagi**

0424 975 413

Step outside to a decked alfresco entertaining area with zip-track blinds, seamlessly connecting indoor and outdoor living. The easy-care front and rear yards, complete with raised garden beds, provide a practical yet inviting outdoor space for children, pets, or weekend entertaining.

Adding further value is the large laundry with external access and an energy-efficient 18-panel solar system. Offering modern convenience, quality finishes, and family-friendly living in a sought-after Nuriootpa location, this home is one not to miss.

#### Details-

Title: Torrens

Frontage: 18.2m Approx

Zoned: EN - Established Neighbourhood

Council: Barossa

Sewer: CWMS

Hot Water: Gas

Solar: 18 Panels

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

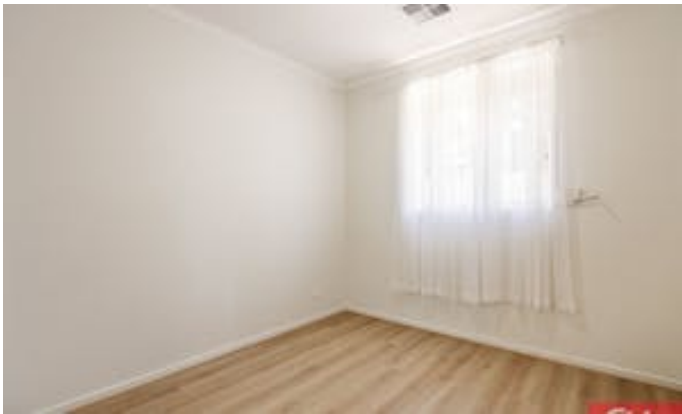
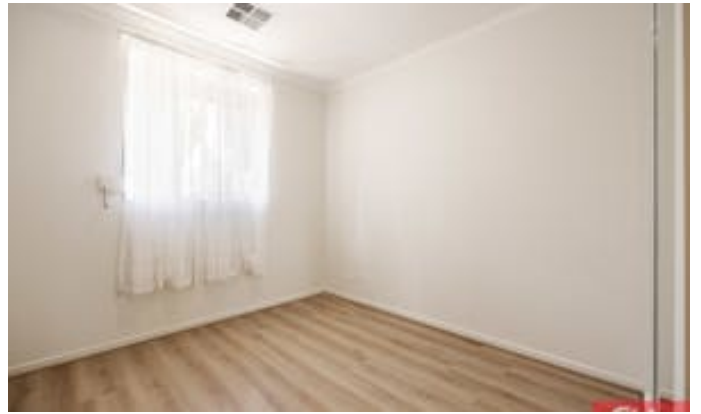
Other features: Car Parking - Surface, Close to Schools, Close to Shops, Close to Transport

- Land Area 594.00 square metres
- Building Area: 228.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double garage
- Ensuite



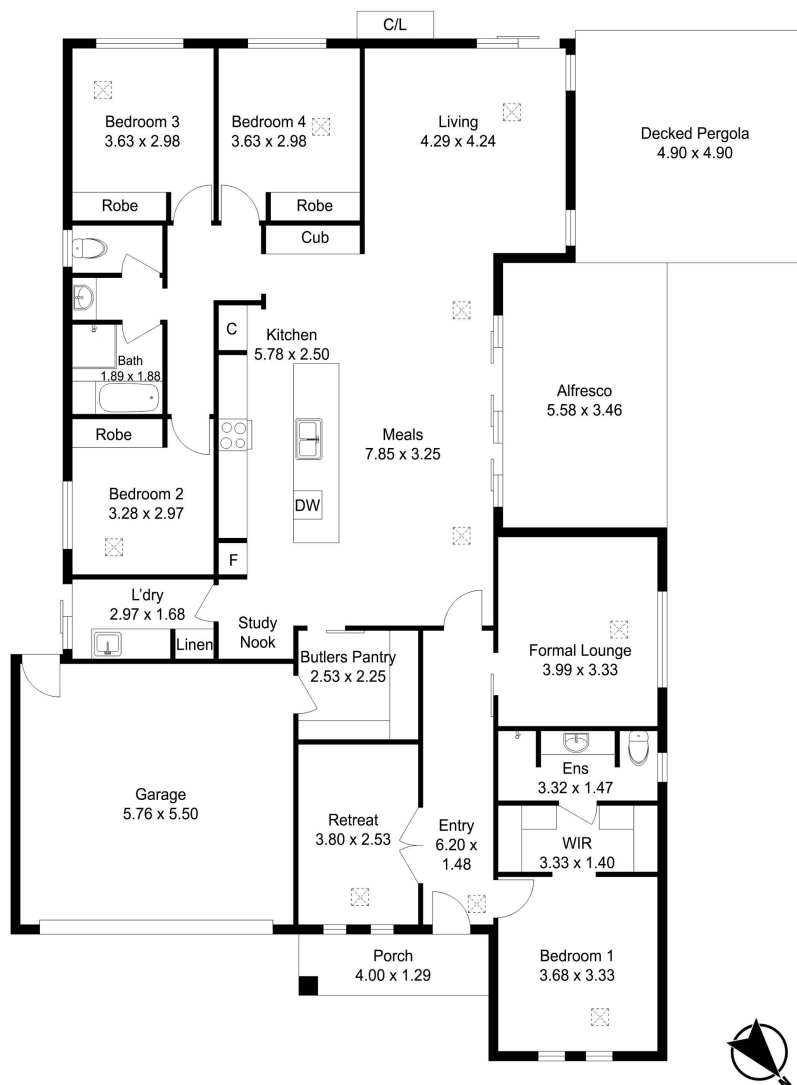












Living: 214m<sup>2</sup>  
 External: 48 m<sup>2</sup>  
 Total: 262 m<sup>2</sup>

## 4 Heppner Street, Nuriootpa

**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.