



13 Murray Street, TANUNDA, SA 5352

Character Home in an Unbeatable Location!

****Contact Agent to arrange an inspection****

A wonderful opportunity for owner occupiers, explore subdivision or development opportunities (STPC) or investors looking for a versatile offering.

Welcome to 13 Murray Street, Tanunda – a rare and captivating opportunity to secure a piece of local history in one of the Barossa Valley's most sought-after townships. Built circa 1900, this charming symmetrical cottage is rich in character and timeless appeal, offering the perfect blend of heritage features and modern convenience.

Set on a generous allotment of 940sqm (approx..) the home enjoys a wonderful sense of space and natural light, creating a warm and inviting atmosphere throughout. Held by the same owners for the past 30 years, this much-loved property is now ready for its next chapter.

Beyond its charm, this property presents a compelling opportunity for investors. In a tight and high-demand rental market, 13 Murray Street is well-positioned as a

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TYPE: For Sale

INTERNET ID: 300P192693

SALE DETAILS

**Expressions Of Interest
by 30/04/26 @ 5pm
(USP)**

CONTACT DETAILS

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

Nicola Biagi
0424 975 413

ready-to-go rental investment, with strong appeal for long-term tenants, short-stay accommodation or even a managed holiday let. Its low-maintenance nature, central location and broad appeal make it an ideal set-and-forget investment, including for interstate owners seeking a reliable income-producing asset in a premium regional location.

For owner-occupiers, the home also offers a fantastic lifestyle option particularly for downsizers wanting to remain in town while still enjoying ample space for a boat or caravan. Leave the car at home and enjoy the convenience of being within easy walking distance to shops, cafes, medical facilities and the local hospital.

With its generous land size, light-filled interiors, dual access and versatile layout, this property offers endless potential. Whether you're looking to invest, reside, establish a bed and breakfast, create a professional office space or explore development opportunities (STPC), the possibilities here are truly exciting.

From the moment you arrive, the home's classic facade and beautiful leadlight stained-glass detailing surrounding the front door make a lasting first impression, reflecting the charm and craftsmanship of its era. The front verandah is a true highlight the perfect place to sit with a morning coffee or unwind with a glass of wine, all while watching the vibrant rhythm of Tanunda life, especially during its many festivals and events.

Inside, soaring high ceilings, ornate fireplaces in the four main rooms and polished timber floors enhance the sense of character. While split system air conditioning and ceiling fans ensure year-round comfort. Adding to the home's appeal, mains gas is connected but not servicing the property at the moment. Thoughtful updates have been completed, including a full electrical rewire and TV connections to all bedrooms, along with the benefit of FTTP NBN availability (not yet connected), offering modern convenience while preserving the home's original charm.

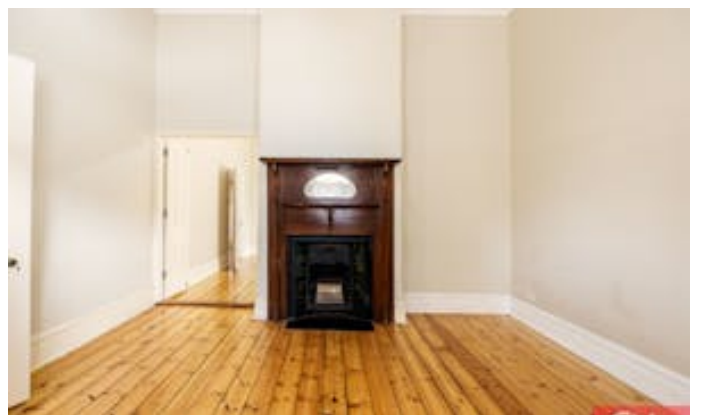
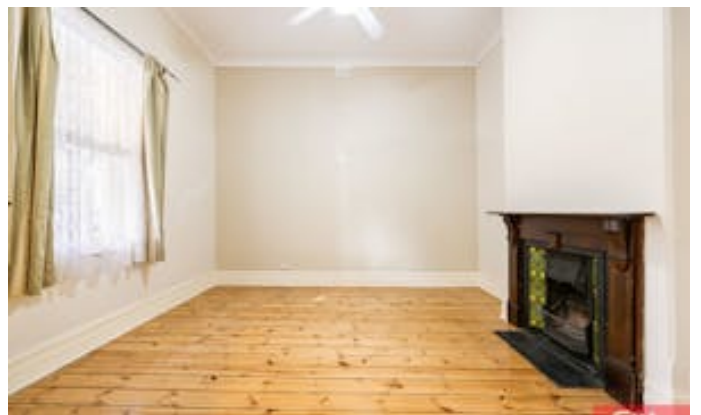
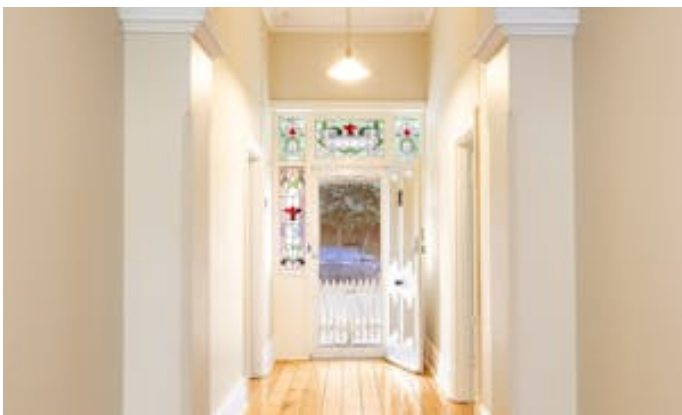
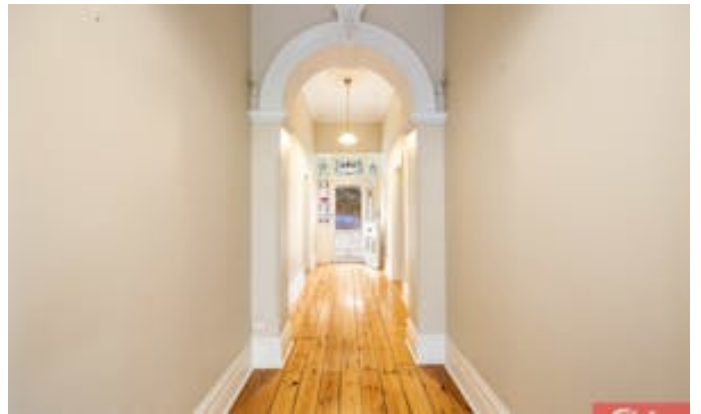
Step outside and you'll discover even more to love. The rear of the property fronts onto Edward Street, providing valuable dual access and flexibility for future use. From the rear deck, you can enjoy a peaceful outlook with a glimpse of the beautiful Barossa Ranges the perfect spot to relax and unwind.

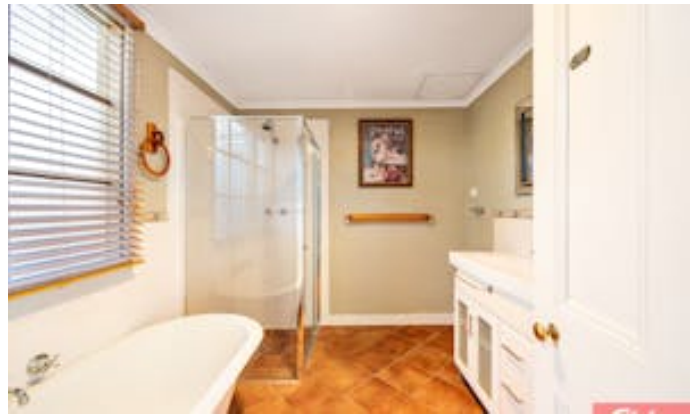
A truly special offering in the heart of the Barossa 13 Murray Street is ready to inspire its next owner.

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

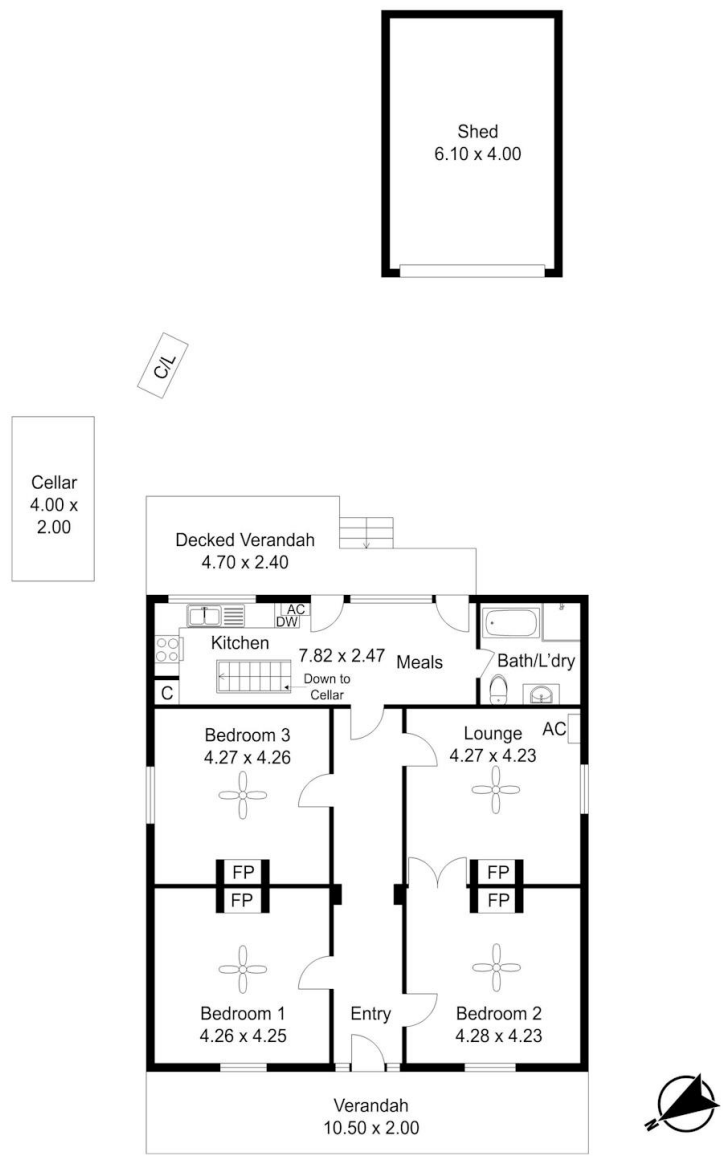
Other features: Close to Schools, Close to Shops, Close to Transport, Openable Windows

- Land Area 940.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Floorboards









Living:	124 m ²
External:	36 m ²
Shed:	24 m ²
Total:	184 m ²

13 Murray Street, Tanunda

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.