

30 Moore Avenue, NURIOOTPA, SA 5355

A Home That Ticks Every Box

FIRST OPEN INSPECTION - SATURDAY 11TH APRIL FROM 10.30AM - 11AM

Welcome to a home that offers the perfect balance of space, comfort, and practicality for growing families. Built in 2016 by Statesman Homes and set on an expansive allotment of approximately 696m², this beautifully maintained, one-owner property is positioned among other quality homes in a highly sought-after setting.

From the outset, the home makes a lasting impression with its thoughtful design and inviting feel. Step inside to discover a light-filled interior enhanced by 9ft ceilings, fresh paint, and stylish finishes throughout. The floorplan has been carefully considered to provide both connection and separation, allowing families to live with ease.

At the front of the home, the generously proportioned master suite enjoys an abundance of natural light through large windows, and is complete with a spacious walk-in robe and private ensuite. Nearby, a separate second living area offers a quiet retreat, ideal for parents or a peaceful lounge space away from the main hub of the home.

TYPE: For Sale

INTERNET ID: 300P193803

SALE DETAILS

\$799,000 - \$849,000

CONTACT DETAILS

Barossa

127 Murray Street

Tanunda, SA

(08) 8562 2883

RLA: 62833

Teri Wenske

0409 687 465

As you move through, the home opens into a substantial open-plan living, dining, and kitchen area. Large windows frame the space and invite in natural light, creating a warm and welcoming atmosphere. The kitchen stands out with its wide island bench, quality stainless steel appliances, gas cooktop, electric oven, double sink, and an impressive amount of storage.

The remaining three bedrooms are all well-sized and thoughtfully appointed with vinyl flooring, blackout curtains, and air vents for comfort. Centrally located, the three-way bathroom is both functional and family-friendly, featuring a large vanity, linen storage, and a separate toilet. Adding further flexibility, a fifth room can be adapted to suit your needs-whether as a home office, storage space or additional accommodation.

Outdoors, the home continues to deliver with a full-length undercover entertaining area, complete with paved flooring and power. Overlooking the neat, low-maintenance gardens, this space is ideal for relaxed outdoor living all year round.

One of the standout features of this property is the exceptional parking it provides. With ample off-street space and valuable gated side access, there is plenty of room to accommodate multiple vehicles, as well as a caravan, trailer, or additional equipment.

Bringing together generous proportions, multiple living zones, and outstanding practicality, this is a home designed to grow with you and support every stage of family life.

Property Information

Council Area: The Barossa Council

Council Rates: \$2,641.95 per annum

SA Water: \$82.30 ser charge per quarter

Zoning: N ### Neighbourhood

Local Government Description: Residential

Year Built: 2016

Land Size: 696m2 approx

Gas: Mains Connection

Hot Water: Instant Gas

Heating/Cooling: Ducted Reverse Cycle

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, Roller Door Access

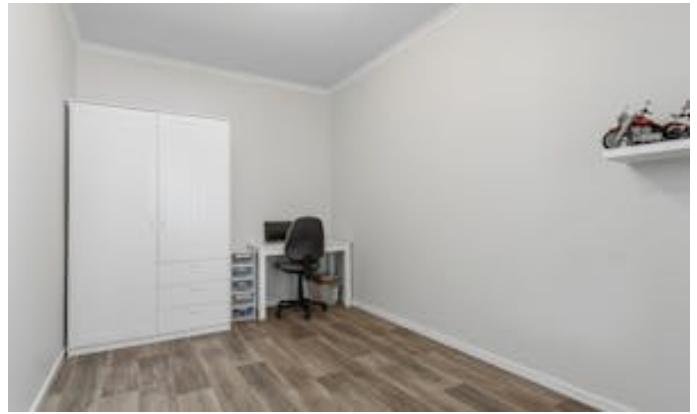
- Land Area 696.00 square metres
- Bedrooms: 4
- Bathrooms: 2

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: 4
- Single garage









30 Moore Avenue,
NURIOOTPA



Living:	182.405Q.M
Garage:	14.315Q.M
Verandah:	30.155Q.M
Porch:	6.085Q.M
Shed:	9.405Q.M
TOTAL:	242.345Q.M

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