

7 Hoffmann Avenue, TANUNDA, SA 5352

Smart, Sustainable & Move-In Ready

****Open Inspections from next week****

Welcome to 7 Hoffmann Avenue, Tanunda â## a beautifully presented home offering comfort and practicality all positioned on a 596sqm allotment in one of the Barossa Valley's most desirable townships.

Perfectly suited to downsizers, first home buyers and small families, this move-in-ready property combines energy-efficient living with thoughtful updates both inside and out.

Step inside to discover a warm and inviting home featuring three well-sized bedrooms and two bathrooms, complemented by updated flooring (in master & front lounge), fresh paintwork, modern blinds and downlighting throughout. The functional floorplan provides comfortable everyday living while maintaining a welcoming atmosphere.

Year-round comfort is assured with evaporative air conditioning, ceiling fans in bedrooms and a cosy combustion fireplace, creating the perfect environment no matter the season.

TYPE: For Sale

INTERNET ID: 300P195805

SALE DETAILS

\$779,000 - \$839,000

CONTACT DETAILS

Barossa

127 Murray Street

Tanunda, SA

(08) 8562 2883

RLA: 62833

Nicola Biagi

0424 975 413

Outside, the home truly shines. The lovingly updated backyard offers a peaceful retreat for relaxing or entertaining, while the undercover outdoor entertaining area provides the ideal setting for family gatherings, weekend barbecues or enjoying the beautiful Barossa evenings. Irrigated front and rear lawns help keep the gardens looking their best with minimal effort, making outdoor maintenance a breeze.

For buyers seeking storage, workshop space or room for hobbies, the property includes a lined shed complete with power and a concrete floor, along with an additional garden shed for extra convenience.

Adding significant value is the home's impressive suite of technology and sustainability features. A solar power system paired with a Tesla battery helps reduce energy costs and maximise efficiency, while EV charging capability caters to modern lifestyles. Ring Doorbell and hardwired Swann security cameras provide added peace of mind, and Starlink internet availability offers fast and reliable connectivity for those working from home, streaming or staying connected.

Located just moments from Tanunda's schools, shops, cafes, sporting facilities and everyday amenities, this property presents an outstanding opportunity to secure a quality home in a highly sought-after location.

Offering energy-efficient features, excellent shedding and easy-care outdoor living, 7 Hoffmann Avenue is a property that delivers exceptional value and lifestyle appeal from the moment you arrive.

Whether you're entering the market, downsizing without compromise or searching for a comfortable home, this impressive Tanunda residence is ready for its next chapter.

Details

Title: Torrens

Frontage: 15m approx..

Zoned: N - Neighbourhood

Council: Barossa Council

Sewer: CWMS

Gas: No

Hot Water: Electric

NBN: Currently Starlink

Solar: Yes with Battery

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

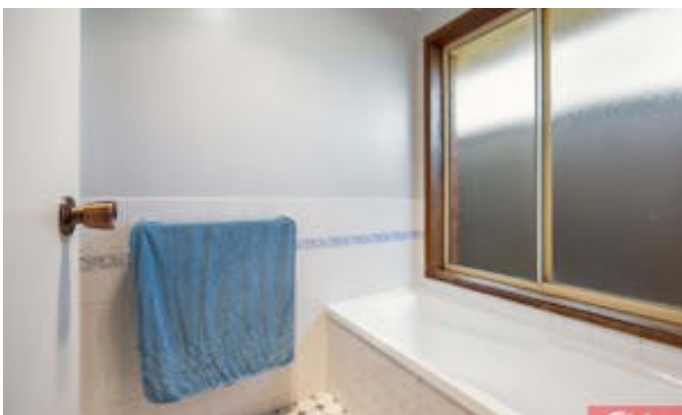
Other features: Car Parking - Surface, Close to Schools, Close to Shops, Close to Transport, Security System

- Land Area 596.00 square metres

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.

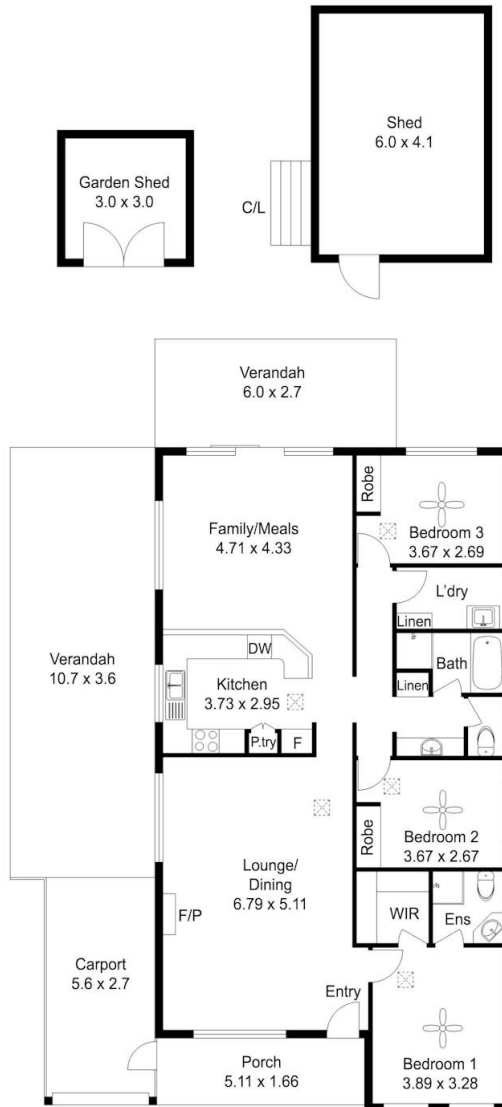
- Building Area: 148.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- Double garage











Living:	127m ²
External:	78 m ²
shed:	34 m ²
Total:	239 m ²

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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.