



13 Barossa Valley Way, TANUNDA, SA 5352

Barossa Beauty with Breathtaking Outlooks

Perched proudly on an elevated allotment of approximately 1,250sqm, 13 Barossa Valley Way, Tanunda captures the true essence of Barossa Valley living. Established in 1967 and surrounded by breathtaking vineyard vistas and beautifully established gardens, this spectacular property offers a lifestyle of peace, space and endless charm in one of the region's most sought-after locations.

Designed with entertaining and relaxed family living in mind, the residence showcases a flexible floorplan filled with warmth, character and natural light. Expansive picture windows frame the stunning garden views while flooding the home with sunshine. Hardwood floorboards flow beautifully throughout the bedrooms, hallway and main living area, all presented in excellent condition and adding timeless appeal to the home.

Offering three generous bedrooms, the master suite is complete with built-in robes, ceiling fan and block-out blinds, while bedrooms two and three are both light-filled,

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TYPE: For Sale

INTERNET ID: 300P196713

SALE DETAILS

\$779,000 - \$799,000

CONTACT DETAILS

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

Teri Wenske
0409 687 465

inviting and well-proportioned. The beautifully renovated bathroom feels luxurious and serene, featuring high-end fittings, a curved vanity,

freestanding bath and spacious shower, all complemented by natural earthy tones and modern finishes.

At the heart of the home sits the open plan kitchen, living and dining area, perfectly designed for gathering with family and friends year-round. Featuring slate flooring, ceiling fans, a stunning slow combustion heater and large windows that showcase the incredible outlook, this space is both practical and welcoming. The well equipped kitchen offers a gas cooktop, electric oven, breakfast bar and two drawer dishwasher. Second living area is centrally located with hardwood floorboards and a large alcove opening the space.

Step outside and prepare to be captivated by the spectacular rear yard. The expansive undercover full-length verandah with concrete flooring creates the ultimate entertaining space, seamlessly connecting to the fire pit area and overlooking the low-maintenance established gardens and sweeping vineyard views beyond. It is a setting that truly embodies the relaxed Barossa lifestyle.

Practicality is also well catered for with excellent vehicle access via the side driveway leading to two sheds, providing fantastic storage and workspace options, along with a large carport.

Currently operating successfully as an Airbnb with exceptional occupancy, this outstanding property presents an exciting opportunity for buyers seeking a beautiful family home, weekend retreat, investment or lifestyle property in the heart of the Barossa Valley.

Property Information

CT: 5283/191

Land Size: 1250m² approx.

Year Built: 1957

Council: Barossa

Council Rates: \$2,930.70 per annum

Zoning: Neighbourhood

Local Government Description: Residential

SA Water: Supply Charge \$82.30 per quarter

Gas: LPG

Heating: Slow Combustion Heater

Air Conditioning: Ducted Reverse Cycle and Ceiling Fans

Solar System: 3KW

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

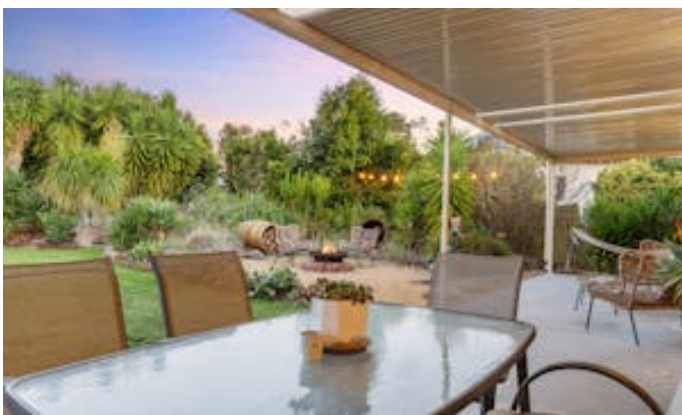
any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should

make their own enquiries to verify the information contained herein. Elders Real Estate RLA62833

- Land Area 1,250.00 square metre
- Building Area: 140.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Double carport







13 Barossa Valley Way,
TANUNDA



Living:	155.975QM
Verandah:	41.325QM
Pergola:	49.375QM
TOTAL:	246.675QM

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