



## 69 Centenary Avenue, NURIOOTPA, SA 5355

Modern, Low-Maintenance Living in a Convenient Nuriootpa Location

Welcome to 69 Centenary Avenue, Nuriootpa – a well-presented and thoughtfully designed home built in 2015, offering easy-care living with all the essentials for comfort, practicality and lifestyle.

Set on a manageable 510sqm allotment with side access to the rear yard. This appealing three-bedroom, two-bathroom home is perfectly suited to downsizers, first home buyers, investors or small families seeking a quality home in a convenient Barossa location.

Step inside to discover a light-filled open plan kitchen, living and dining area, finished in neutral tones to create a warm and versatile space that will suit a range of styles and furnishings. The functional layout is designed for everyday ease, while evaporative cooling and gas heating ensure year-round comfort.

Outside, the home continues to impress with a large undercover pergola area with a concrete floor – the ideal space for entertaining family and friends, enjoying a quiet morning coffee or simply making the most of outdoor living. The rear yard offers a great balance of practicality and low maintenance appeal, with easy-care garden beds and a grassed area providing space to relax without the upkeep.

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.

**TYPE:** For Sale

**INTERNET ID:** 300P198273

**SALE DETAILS**

**\$709,000 - \$759,000**

**CONTACT DETAILS**

**Barossa**

127 Murray Street

Tanunda, SA

(08) 8562 2883

RLA: 62833

**Nicola Biagi**

0424 975 413

Additional features include a double garage with panel lift door and convenient access through to the rear yard, adding extra flexibility for trailers, storage or further outdoor use.

Whether you're looking to move straight in, downsize without compromise, or secure a smart investment in a sought-after township, this well-kept home is one not to miss.

#### Details

Title: Torrens

Frontage: 15.2m approx

Zoned: EN ## Established Neighbourhood

Council: Barossa

Sewer: CWMS

Gas: Yes

Hot Water: Electric

NBN: Yes

Solar: No

#### 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

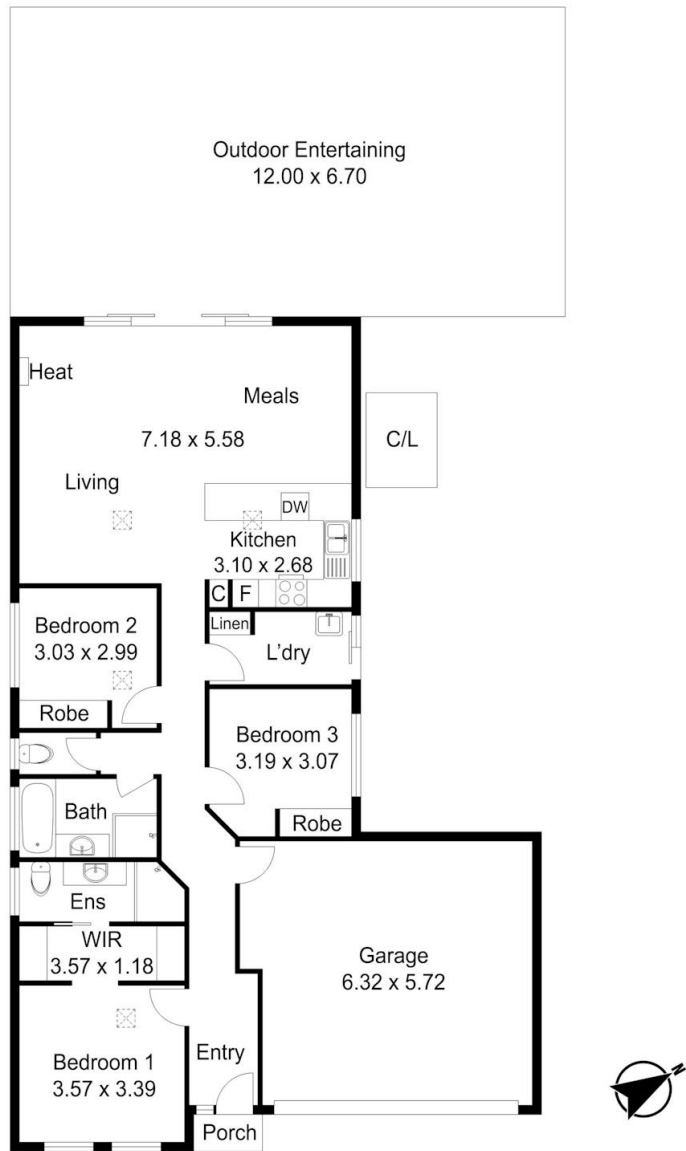
Other features: Car Parking - Surface, Close to Schools, Close to Shops, Close to Transport

- Land Area 510.00 square metres
- Building Area: 144.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Ensuite









Living:	111 m <sup>2</sup>
External:	116 m <sup>2</sup>
Total:	227 m <sup>2</sup>

69 Centenary Avenue, 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.