



33 Third Street, NURIOOTPA, SA 5355

Solid home in superb location!

Welcome to 33 Third Street, Nuriootpa - a solid double brick home built in 1959, offering timeless character, generous space and an unbeatable opportunity in a fantastic location.

Positioned on a great-sized allotment, with unrestricted access to the rear yard, this is a property that offers flexibility for families, tradies, first home buyers or anyone looking for room to grow.

The front L-shaped veranda is perfect for sitting and watching the world go by. Step inside to the expansive entrance area and you'll immediately appreciate the charm of the home, with high ornate ceilings creating a wonderful sense of space, while the practical floorplan provides excellent storage throughout.

Year-round comfort is taken care of with reverse cycle zoned air conditioning and ceiling fans, while a solar system helps keep energy costs down. As well as roller shutters to the windows for added security.

Outside, the expansive rear yard offers endless possibilities. Complemented by multiple

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TYPE: For Sale

INTERNET ID: 300P198445

SALE DETAILS

\$739,000 - \$779,000

CONTACT DETAILS

Barossa

127 Murray Street

Tanunda, SA

(08) 8562 2883

RLA: 62833

Nicola Biagi

0424 975 413

sheds with concrete flooring and power -perfect for storing vehicles, trailers, tools or creating the ultimate workshop/s. The porch and separate undercover entertaining area provide the ideal space to relax with family and friends while overlooking the backyard, making outdoor living effortless all year round.

Whether you're entering the property market, searching for a home with room for the kids to play, or simply wanting a solid home on a generous block in a sought-after location, 33 Third Street is one you won't want to miss.

Details

Title: Torrens

Frontage:

Zoned: N - Neighbourhood

Council: Barossa Council

Sewer: CWMS

Gas: No

Hot Water: Electric

NBN: Available

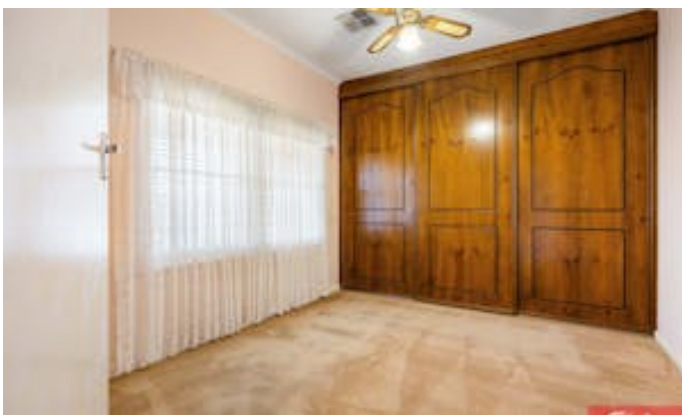
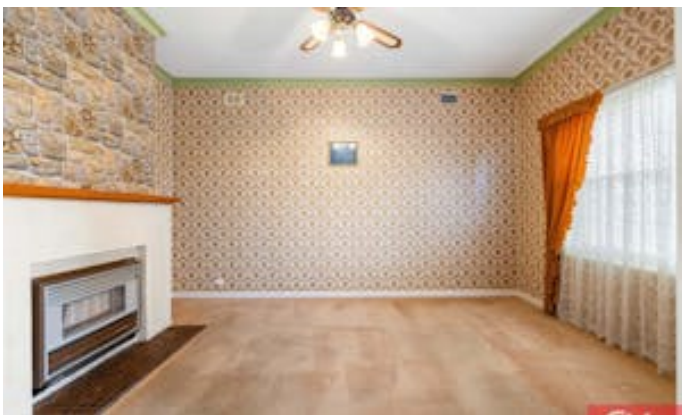
Solar: Yes

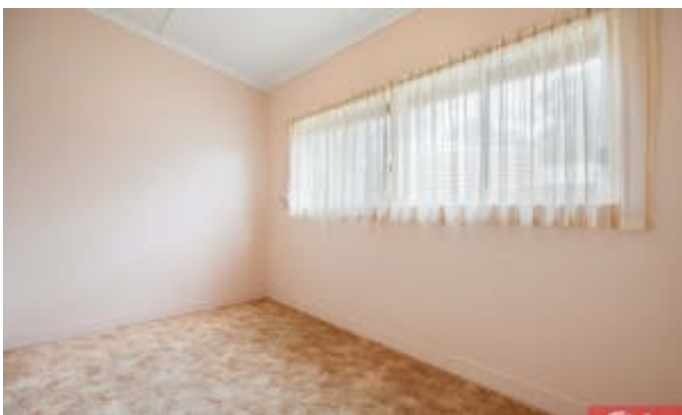
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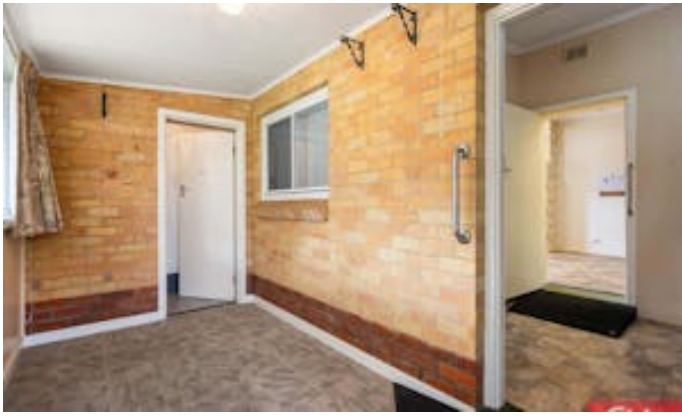
We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Elders Real Estate RLA62833

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

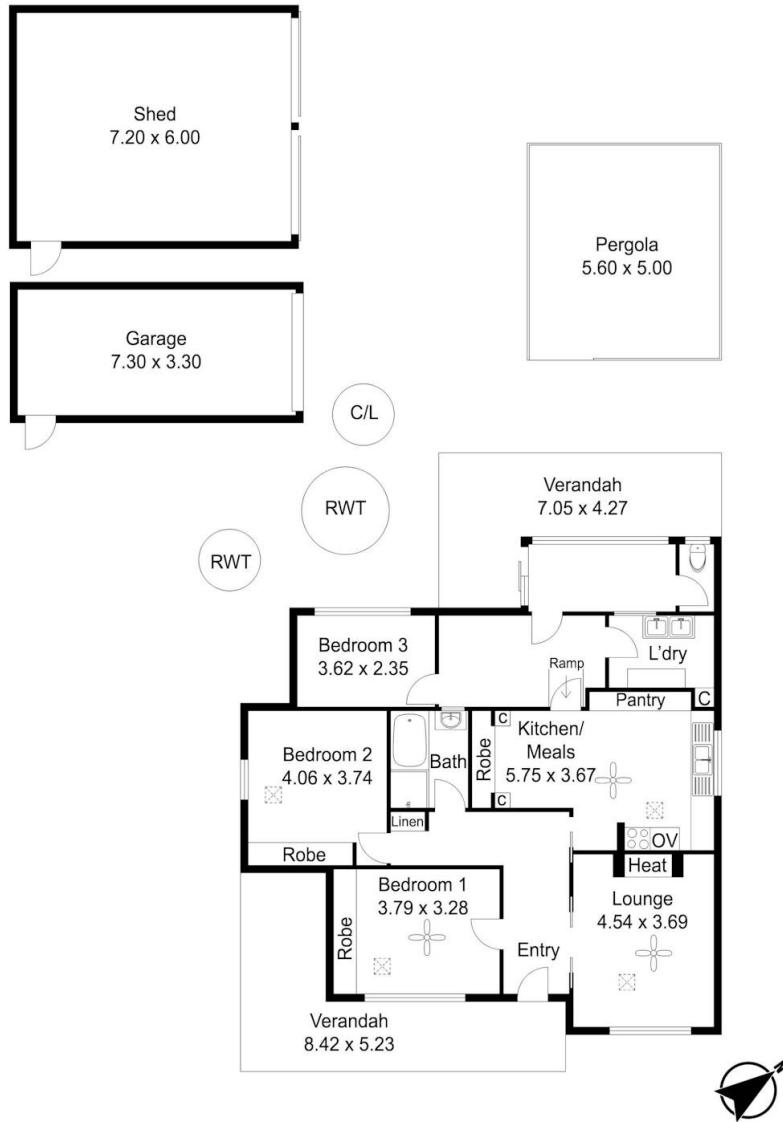
- Land Area 1,336.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 6











Living:	123 m ²
External:	96 m ²
Shed:	43 m ²
Total:	262 m ²

33 Third Street, 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.