



24 The Barracks , COCKATOO VALLEY, SA 5351

Expansive 5 Bedroom Home on 2.25 Acres

Set in a highly desirable location just five minutes from Gawler and on the doorstep of the Barossa Valley, this expansive family home offers space, flexibility and a relaxed country lifestyle on approximately 9,084sqm (2.25 acres).

Designed for larger families or those seeking room to spread out, this substantial home features five bedrooms, multiple living zones and a versatile floorplan suited to both everyday living and entertaining.

At the heart of the home is the spacious kitchen connecting seamlessly with the meals and family areas, while a formal lounge and separate dining room provide additional spaces for entertaining or quiet retreat. A separate games room further enhances the home's flexibility, making it ideal for growing families.

The master bedroom includes a walk-in robe and private ensuite, while four additional bedrooms provide excellent accommodation for family, guests or flexible home office use. The home also offers three toilets for added convenience and a central atrium allows natural light to filter through the interior, creating a bright and welcoming atmosphere.

TYPE: For Sale

INTERNET ID: 80P4852

SALE DETAILS

**\$1,100,000 -
\$1,200,000**

CONTACT DETAILS

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Comfort is well catered for with ducted evaporative air conditioning, a slow combustion heater, electric panel heater and a split system air conditioner. High ceilings, ceiling fans and an abundance of built-in cupboards add to the home's practicality.

A full surround verandah and expansive outdoor entertaining area create excellent spaces to relax and enjoy the peaceful surrounds.

The property is exceptionally well equipped for those needing storage, workspace or room for vehicles. Shedding includes a substantial 12.5m x 7.5m shed, an additional garage with roller doors, a double carport and an extra-high carport ideal for caravans.

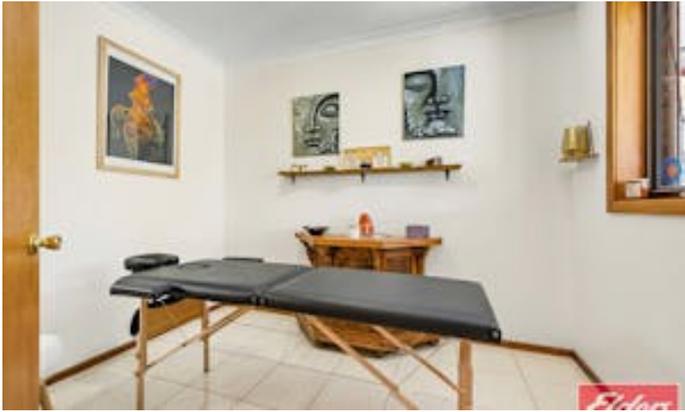
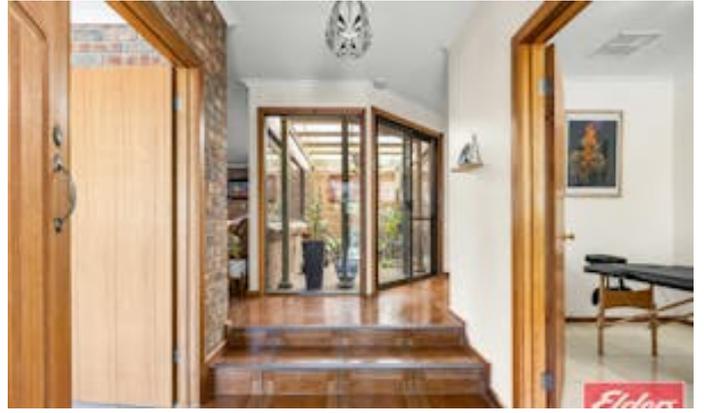
Additional features include a 3.6kW solar system, security roller shutters throughout, over 100,000 litres of rainwater storage plus mains water connection, along with established fruit trees and a chook run that enhance the property's self-sufficient lifestyle appeal.

Offering space, versatility and a sought-after location on the edge of wine country, this impressive property presents an outstanding opportunity to enjoy the best of country living while remaining close to town conveniences.

Ready to make an offer? Head to eldersgawler.com.au, select the property, and click the 'Make an Offer' tab to submit your offer online in just a few steps.

All information contained herein is gathered from sources deemed to be reliable. However, we cannot guarantee its accuracy and interested persons should seek their own enquiries.

- Land Area 2.25 acres
- Bedrooms: 5
- Bathrooms: 2
- Double garage
- Double carport

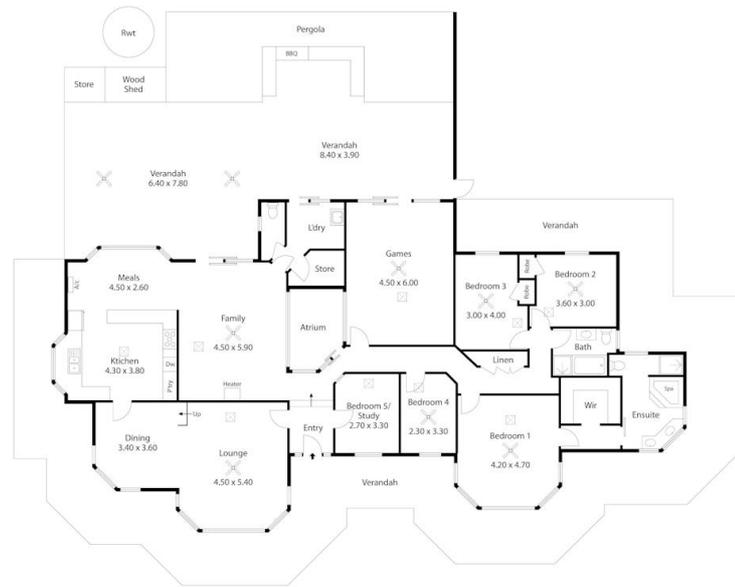
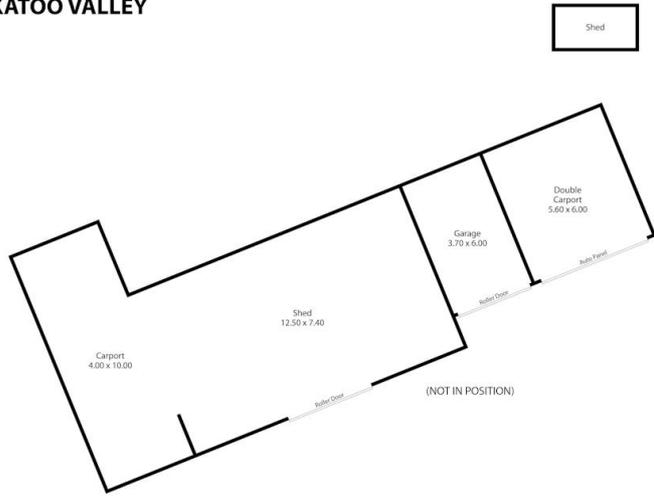








24 The Barracks,
COCKATOO VALLEY



Living:	269.63SQ.M
Verandah:	242.55SQ.M
Carpport:	73.60SQ.M
Shed:	99.25SQ.M
Garage:	22.20SQ.M
TOTAL:	707.23SQ.M



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