

**2/14A Vine Street, Nuriootpa, SA, 5355**



**Apartment For Sale**

Saturday, 30 November 2024

2/14A Vine Street, Nuriootpa, SA, 5355

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Jamie Wood



Connor Young

## Valuable Investment Opportunity or First home on Vine Street!

Welcome to 2/14a Vine Street, Nuriootpa! Discover this delightful 3-bedroom, 1-bathroom home nestled in a serene cul-de-sac-an excellent opportunity for investors, families, and first-home buyers alike. The heart of the home is the thoughtfully designed open-plan kitchen, dining, and living area, perfect for everyday family life and effortless entertaining. This space flows seamlessly to the outdoor living area.

Step out to a spacious wooden deck that invites you to relax, host gatherings, or fire up the barbecue. Positioned on a 307sqm block, this home strikes the perfect balance between modern modern comfort and low-maintenance living. The manageable yard ensures you have more time to embrace Nuriootpa's relaxed lifestyle, renowned for its wineries, parks, and family-friendly charm.

Nestled in the Heart of the Barossa Valley Wine District and conveniently located close to local shops, schools, and public transport, this home offers both tranquility and practicality. Whether you're starting your homeownership journey or expanding your investment portfolio, this property ticks all the boxes. This property will be going to Auction unless SOLD prior, to register your interest please phone Jamie Wood on 0403 592 500 or Connor Young on 0402 775 599.

### Features

- An Inviting Curb Appeal with the charming facade with a low-maintenance front yard and secure single lock-up garage for parking or storage.
- From the entrance of the home wooden floorboards and warm color tones create a welcoming and homely ambiance throughout.
- Three Generously Sized Bedrooms: The master bedroom includes a built-in robe, while the other bedrooms offer ample space and comfort.
- The well designed bathroom features a two-way layout with access from the master bedroom and a shared hallway. A separate toilet, basin, and generous bench space enhance functionality.
- The spacious open planned living, dining and kitchen is a versatile space and offers plenty of natural light as well as access to the outdoor decked area
- Entertain with ease with the well laid out kitchen equipped with an electric stove, oven, breakfast bar, and pantry for ultimate convenience.
- A reverse-cycle split system in the main living area ensures climate control in every season.
- A spacious wooden deck overlooks the low-maintenance yard, providing an ideal spot for relaxation or entertaining.
- Currently tenanted at \$390.00 until 13th January 2025

### More info:

Built - 2009

House - 124m<sup>2</sup> (approx.)

Land - 307m<sup>2</sup>(approx.)

Frontage - 10.3 m

Zoned - N - Neighbourhood

Council - BAROSSA

Hot Water - Electric

NBN - FTTN available

The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you.

RLA 284373

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