

20 Julius St, Tanunda, SA, 5352

House For Sale

Thursday, 24 October 2024

20 Julius St, Tanunda, SA, 5352

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Sara La Nauze
0407775951

Luxury Living in the Heart of Tanunda's Dress Circle...

Nestled in a tightly held, premium location within Tanunda, this immaculately restored and modernized circa 1870 Colonel Cottage offers an unmatched blend of historical charm and contemporary luxury. Expertly renovated by local craftsman Roger Kruger, the home seamlessly marries its heritage with a stunning modern extension, resulting in a residence that exudes style, sophistication, and privacy.

From the moment you step inside, you'll be captivated by the high-end finishes and thoughtful design throughout. The open-plan kitchen, featuring 2pac cabinetry, a Belling oven with gas cooktop, farmhouse sink, integrated double-drawer dishwasher, and a spacious island bench, is a chef's dream. A combination of Caesar stone and French oak benchtops, along with access to the walk in pantry/mudroom, further enhance the functionality and aesthetic appeal of this space.

What we love about this home:

- Original dry cellar access from the kitchen/dining/lounge area
- Second lounge/living room boasting original sash windows, ornate cornices, ceiling roses and Baltic pine floorboards
- Spacious master suite with walk-in robe and ensuite featuring underfloor heating
- Modern family bathroom with clawfoot bath and underfloor heating
- Third separate toilet and basin with timber vanity - perfect for guests
- Double-glazed or comfort plus glass windows and doors (except the original front windows)
- Separate study or 4th bedroom located at the front of the home featuring Baltic pine floorboards
- Generously sized bedrooms 2 and 3 - each featuring timber floorboards, ceiling fans and views into the rear garden
- Stylish Cheminee Phillippe fireplace and a feature stone wall add further features to this open plan area
- Ducted and zoned heating and cooling, allowing individual temperature control throughout
- 16.6kW solar system and three-phase power to both the home and the rear shed
- 22,500 litre (approx.) rainwater tank, plumbed through (except for toilets)
- The open-plan living/dining/kitchen is light and bright and features two large stacking doors that open seamlessly into the undercover outdoor entertaining area with polished concrete flooring, custom built-in BBQ area and a vaulted ceiling with exposed timber beams making this is the perfect entertainers home.
- Mature, low-maintenance gardens thrive with automatic irrigation as well as the established fruit trees which include, (plum, apple, donut peach, olives), and a loved vegetable garden with tomatoes, corn, zucchini, blueberries, raspberries and lots of herbs - the perfect addition to your family meals
- High-clearance garage for caravan or boat access to the rear shed
- 6 x 9m (approx.) fully lined shed (both walls and ceiling, concrete floor and 3 phase power)

Conveniently located within walking distance to Faith Primary School, Tanunda Oval, Tanunda Main Street, Foodland, and local medical facilities, this home truly offers a lifestyle of convenience and luxury.

Don't miss your chance to own one of Tanunda's finest homes. For private inspections, contact Sara La Nauze on 0407 775 951 or 8564 3884. This property won't last long!

CT | 5707/286

Zoning | Residential

Council | Barossa

Council Rates | \$3,028.00

ESL | \$133.40

SA Water | \$137.53

It is a condition of entry at any of Marx Real Estates open homes and private inspections that we may ask to site attendees proof of identification. In the instance of refusing to provide proof of identity, refusal of entry may occur.

DISCLAIMER: All information provided (including but not limited to the property's land size, floor plan and floor size,

building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own inquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.