

Lot 4/9 Klauber St, Lyndoch, SA, 5351



House For Sale

Monday, 28 October 2024

Lot 4/9 Klauber St, Lyndoch, SA, 5351

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Sheridan Huddy
0435011267



Darren Pratt
0428881406

Picturesque Home in the Heart of Lyndoch

Team Pratt are proud to present 4/9 Klauber Street, Lyndoch! Nestled in the heart of the beautiful Barossa Valley, this 3-bedroom, 2-bathroom gem offers the perfect blend of country charm and modern convenience. Ideal for families, couples, or investors, this home is set on a spacious block, surrounded by lush, meticulously maintained gardens that are sure to impress.

The home's modern design ensures that every corner exudes warmth and functionality, making it a space where cherished memories will be created for years to come. A spacious and light-filled open-plan living area that seamlessly integrates the living, dining, and kitchen spaces. This layout is perfect for entertaining guests, hosting family gatherings, or simply relaxing in a cosy atmosphere.

Located just minutes from Lyndoch's charming local amenities, including boutique shops, cafes, and world-renowned wineries, this home offers the perfect balance between rural charm and easy access to urban conveniences. A region full of growth, with the newly developed sporting complex at Lyndoch oval plus the Barossa Valley's rich culture, natural beauty, and vibrant community are right at your doorstep, making this property not just a home, but a lifestyle. This property will be going to Auction unless SOLD prior, to register your interest please phone Darren Pratt on 0428 881 406 or Sheridan Huddy on 0435 011 267.

Features

- Set in a quiet cul-de-sac allowing for peace and serenity as well as minimum traffic
- A gorgeous facade greets as you approach the home, highlighted by the easy to maintain lush garden and double garage that provides plenty of off street parking or outdoor storage
- The master bedroom is set at the front of the home away from the living area, with built in robe and ensuite allowing for privacy and comfort
- Bedrooms 2 and 3 are both well sized and bedroom three also has a built in robe
- The main bathroom sleek and functional
- Plenty of storage with built in cupboards found both in the main and second hallways
- The heart of this home is its large, light-filled open-plan living, dining, and kitchen area-perfect for family gatherings, entertaining friends, or simply relaxing in style.
- Create culinary delights in a well laid out kitchen that features gorgeous bench tops, plenty of cupboard space, gas cooktop and modern appliances
- Enjoy year-round comfort with the recently installed reverse cycle air-conditioning system, ensuring you're cosy in winter and cool during those hot Barossa summers.
- The paved outdoor area off the back porch provided a delightful space to relax and unwind with a morning coffee or entertaining family and friends with a summer BBQ
- Low maintenance backyard featuring easy to maintain garden beds and tool shed

More Info:

Built - 2016

Land - 353 sqm (approx.)

House - 155 sqm (approx.)

Frontage - 15.2 m (approx.)

Zoned - TN - Township Neighbourhood

Council - Barossa

Hot Water - Gas

Gas Provision - LPG

NBN - FTTN available

Rates - \$2,000pa

Community title - \$86.11 per annum

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