



147 Tolley Road, Nuriootpa

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CONTACT AGENT

“Elevated Architecturally Designed Stunner”

Web ID: 32606132272

David Braunack
0418 841 349



Take in the beautiful views over the undulating northern region of the Barossa, 4.35 Ha of your own shiraz vines & fruit orchard protected by tall gums swaying gums in this quality home.

Set back on the property and north facing, this new home has been designed to capture the surrounds and contribute to a sustainable living lifestyle while keeping the comforts of a great living experience.

As soon as you walk through the central red door into the open plan natural light-filled living space, you will be met with the quality fittings and features this home offers.

A gourmet's delight and free flowing kitchen with its Silestone black quartz benches, stainless steel gas cooktop & Bosch dishwasher is complimented with a butler's pantry with extended bench tops, cabinetry and second sink.

Off the central living area, the windowed hallway captures the outside views as you walk towards the convenient powder room, the laundry which has floor to ceiling cupboards, bench top and convenient clothes hamper and the large master suite with walk-through robe and ensuite bathroom.

The second wing includes an office nook, two double sized bedrooms with built-in robes, the main bathroom and a second lounge area or retreat. The home is connected to the NBN and is ideal for those who work from home.

The home is a functional living space, jam-packed with added features of LED-downlights throughout the home, ducted reverse cycle air-conditioning, ceiling fans, gas hot water and excellent insulation to economically manage the internal climate.

An excellent water and power supply of 6 Meg Bils water, two 22,500 litre rainwater tanks have been plumbed to the home supplementing the mains water supply and the property is also connected to 3 Phase power.

A fully fenced rear yard and the entertaining space which is perfectly placed at the front of the home to capture the views has a large pergola that is planted for summer shading.

Next to the large 12m x 8m shed is an 8m x 5m concrete wash bay. The shed has two roller doors and the third bay for a

workshop and storage.

With a total land area of 12.14 Hectares (30 Acres) which includes the 4.35 Ha Shiraz vineyard, an orchard with over 30 fruit trees and various eating grape varieties and approximately 4.5 Ha of vacant land suitable for further vine plantings or future development (stcc).

Expressions of Interest Close 31st May 2019 at 5pm. Please don't hesitate to call David Braunack on 0418 841 349 to arrange a time to view this fabulous property or to receive an Information Memorandum.