

**11 Finniss Street, Clayton Bay, SA 5256**

**Sold House**

Wednesday, 6 September 2023

11 Finniss Street, Clayton Bay, SA 5256

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## Contact agent

Rarely do waterfront properties of this calibre and this prime position come onto the market. A superb waterfront property on approx 1.5 acres, including crown lease land and road reserve. Situated near the end of a no-through road, this substantial 2 storey brick residence is impressive enough, but the real 'wow' factor is the property's unique position allowing for incredible vistas that extend across the wide river to Hindmarsh Island and to the far reaching water views along the river to the southern Adelaide Hills. From the main living rooms of the house, including the expansive undercover riverside pergola, you will be mesmerised by the ever-changing colours and moods of this magical waterway. Have a picnic on your own private beach and sizeable jetty, while watching the sailing boats glide past. Or take out your boat from your boatshed with its adjacent boat ramp! This is living! The property sits on approximately 1,123 sqm but with the adjacent leasehold land you have over an acre of usable land, providing privacy and a beautiful park-like setting. It actually feels like your own Country Estate with your own wide river frontage. The quality-built brick home boasts large living and dining rooms with feature brick, leadlight windows and even a country-style wood fireplace. With up to 5 bedrooms and 2.5 bathrooms there is enough room to accommodate an extended family and those overnight guests from Adelaide. There is an east facing undercover pergola that enjoys the winter sun and of course that huge riverside pergola is the ideal place to host family gatherings and functions. A double garage plus an equally large workshop and rivers edge boat shed add to the value. Generous rainwater storage and solar panels. Picturesque Clayton Bay is about an hour and a quarter drive from Adelaide. The perfect escape from the city. This unique property must be seen to be appreciated, but I must warn you - you'll probably never want to leave! Council Rates - House \$4,141.00 p/a approx. Crown Lease - Council rates Rates - \$1,449.00 p/a approx. Crown Lease - yearly lease Fee - \$480.00 approx. Road Rent - \$55.00 p/a approx.