

**1398 East Front Road, Younghusband, SA 5238**

partners

**Sold House**

Friday, 23 February 2024

1398 East Front Road, Younghusband, SA 5238

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 859 m2**

**Type: House**



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**\$565,000**

Fabulous large family home offering wonderful views of the Murray River. Set on a good-sized block and with easy river access, this hidden gem offers so much; beautifully presented and with so many features it also offers the wonderful bonus of extra land usage on the river side of the road and a fabulous jetty too! Offered on a Walk-In Walk-Out basis adding plenty of extra value. Complete with grassed lawn to the front, covered entertainment area, external studio or rumpus room, additional retreat room, deceptively large garage and with a slightly elevated position offering fabulous views of the Murray River and hills beyond. This welcoming home offers 4 bedrooms, a large central family room, family bathroom/laundry and a large kitchen diner which also have feature lovely bay windows offering those amazing views. Externally there is a large rumpus or retreat room, and additional studio to the rear, both of which are ideal for the teenagers or guests, or could be work studios, you decide! Step outside and you have a paved verandah to the front with an irrigated lawn and frontage, and being slightly raised is ideal for kicking back and relaxing and watching the Murray Princess pass serenely by. With a surprisingly large and mostly hidden shed (approx 9.2m x 8.9m), allowing plenty of storage and ideal for the boat, jetskis, trailers and accessories. Year-round comfort is provided by the combustion heater, split system air-con unit, ceiling fans. A solar system adds even more value too. Mains power, gas hot water system, septic, rainwater tanks, river water provision and automatic watering systems. The property comes fully furnished being WIWO and also includes community ownership of the land across the road - with your own allocated block, perfect for the fire pit BBQs, relaxing and enjoying the river lifestyle. A licensed jetty completes this wonderful package - with the boat ramp just a few metres away, you have the perfect river set-up! With so much on offer, this property represents a superb opportunity to live in comfort and space, by the river yet still close to Mannum (15 minute drive) and just an hour and a half from Adelaide. This is a great river home, an ideal weekender or for permanent living, with so many extras, Don't miss out! Viewings by Open Inspection or Appointment Only. Council: Mid Murray. Rates: approx. \$2,300 pa. Land Size: Approx 859m<sup>2</sup>