

**20 River Reserve Road, Swan Reach, SA 5354**

partners

**Residential Land For Sale**

Wednesday, 12 June 2024

20 River Reserve Road, Swan Reach, SA 5354

Area: 615 m2

Type: Residential Land



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## "Best Offer" by 5pm Friday 12th July (usp)

- One of the most delightful positions imaginable on the River Murray, with stunning River views, Licenced Jetty, and close access to public boat ramp
- Situated on a wide block (615m<sup>2</sup>) with a whopping 30.9m road frontage, this property also has Crown Land on one side so you can enjoy plenty of space in this dream location
- The previous shack has been demolished and the site has been cleared ready for you to build your new dream shack in this highly sought after area (all new development subject to Council consent)
- Large, sturdy licenced Jetty, ready for you to moor the boat after a day out skiing, with a gentle approach down to the water and the sandy ski beach
- Double garage with concrete floor provides secure storage, with front pergola area which is the perfect spot to sit back, relax and enjoy the River lifestyle while you plan to build, there's also an outdoor loo (not currently in operation)
- With so much space on offer, family & friends will love water skiing, fishing, jet skiing or simply sitting back and enjoying the serenity and river lifestyle
- What was once lush lawns, with plenty of room for the family to play cricket, kick a footy and guest parking, it won't take much to bring the grounds back to its former glory with a 500KL River Water Licence included in the sale
- Short stroll to public boat ramp, healthy walk or short drive to general store, ferry & the local pub for a meal
- Freehold ownership, just 45mins drive upstream from Mannum
- Now is the time to secure a sought after Riverfront position and start planning to build your dream river shack (subject to Council consent) creating life-long memories with family and friends you will cherish forever ... but BE QUICK!! PLEASE NOTE: The previous shack was flood affected and demolished, any new building/development is subject to Council Approval. There is mains power and a STED sewerage connection available but these are subject to approval for use by the relevant authorities. "Best Offer" by 5pm Friday 12th July (unless sold prior)