

35 Langs Landing, Swan Reach, SA 5354

partners

Sold House

Wednesday, 7 February 2024

35 Langs Landing, Swan Reach, SA 5354

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 325 m2

Type: House



Peter Wright

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Contact agent

Terrific opportunity to purchase a lovely 2 bedroom shack, close to the Murray River in a great location, on a Walk-In Walk-out basis! Part of the private Langs Landing river community, just 5 minutes' drive from the Swan Reach ferry and located at 6465 Murraylands Road on the Adelaide side of the Murray River. This is a great place to own a river home, with this particular shack being 2 minutes' walk from the river. In front of the shack you have a track leading down to the huge communal open land area and communal boat ramp. Absolutely perfect for all your river activities! Not only do you have valuable river access but you also get this lovely cosy 2 bedroom shack, perfect for the holidays and weekend away from the daily hustle. The shack may be modest and traditional but does offer an open plan living area with lounge sofa and tv. A wall-mounted air-conditioner assists with cooling. You also have two spacious bedrooms allowing comfortable sleeping for 4 or more if you switch to beds and bunks. Nip out the front door and you have a bathroom and laundry room and a separate wc alongside. The covered front verandah which has a large wood fired heater and is the spot to sit back and enjoy the wonderful river view. Rainwater tanks provide ample water to the shack and there is a river water supply too. Also included is the garage shed, ideal for storage of your boat and associated river toys and gear. This is a terrific opportunity to purchase a shack by the river at an affordable price, with easy river access in a private community. Yet another bonus is that the shack is offered on a 'Walk-In Walk-Out' basis, saving you even more! Affordable and quality river lifestyle is still possible! Council: Mid Murray Rates: Approx \$1170 pa Land size: Approx 325m² Ownership: Langs Landing Association License Please note: The Langs Landing Association membership includes a low cost fee which covers maintenance, river water use and ESL. There is no joining fee required. Council rates are charged separately. Shack Owners have permanent tenure of their property subject to Association T&Cs.