

4 Herrmann's Landing Road, Nildottie, SA 5238

partners

House For Sale

Thursday, 4 January 2024

4 Herrmann's Landing Road, Nildottie, SA 5238

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 1007 m2

Type: House



Rebecca Pym
0885691003

\$495,000

• Beautifully presented, this well maintained and much loved home has nothing to do with stunning views, a separate fully self-contained granny flat, and excellent shedding in a quiet location close to the River • Located just up the hill from the local boat ramp & river reserve where you can enjoy your days fishing, swimming, canoeing or cruising off in your boat for the day, or sit out on your full-length roomy deck with sun blinds and enjoy the river & countryside views • The main house is very low maintenance and has been beautifully maintained over the years by its ONE owner • A well equipped kitchen includes dishwasher, electric appliances and pantry • Front dining/living room has a wood heater and split reverse cycle air conditioner with gorgeous views and access out to the front deck • Easy care tiled floors flow throughout with fold-out ceiling fans in every room so you can enjoy all year comfort throughout • Offering 3 good sized bedrooms, master has tv (included in sale), walk-in robe & ensuite, all with easy care tiled floors, fold-out ceiling fans and bedroom 2 with built-in robe • Delightful main bathroom with shower, bath, toilet and vanity, tiled laundry has built-in cupboards and wash trough • Almost every window has a roller shutter on the outside allowing for secure lock up if you have travel plans in your future • The granny flat which is only 5 years, old has been perfectly added to this property to allow for extra guests, a teenager or elderly parent or even short-term accommodation • The gorgeous granny flat features a large open plan kitchen/living/dine with easy care floors throughout, fold-out ceiling fan and gas heating available • The kitchen has electric appliances, pantry, pura tap and washing machine provision • Through the doorway is the main bedroom with built in robes, tv (included in sale), SOLAR reverse-cycle split system for all year comfort, fold-out ceiling fan and electric roller blinds • The granny flat also includes a separate bathroom with large shower space, toilet and vanity room, all serviced by its own hot water service • Corner allotment with a completely fenced and secure back yard which has double gates and wide driveway access to the rear for caravans, boats and trailers, all set on a spacious allotment of 1,007m² • 5.3 x 5.2 garage/workshop is fully insulated with separate store room with previous plumbing, a triple carport also provides ample undercover parking • Loads of extras including a NEW 5KW solar system, 66,000 litres of rainwater storage, member of a private River Water scheme, NBN connected, fruit trees & roses with watering system, tool sheds • Located just 10 minutes' drive from either Walker Flat or Swan Reach, 40mins to Mannum, less than 2 hours drive from the Adelaide CBD • Perfect for retirees, a family, as a 1st home or investment, all the hard work has been done - this is a must view, but be quick!