

476 Seven Mile Road, Meningie, SA 5264

House For Sale

Monday, 3 June 2024

476 Seven Mile Road, Meningie, SA 5264

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 7340 m2

Type: House



Vince Le Ray
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\$695,000

A once in a lifetime opportunity to secure a significant waterfront property on almost 2 acres of prime real estate. Overlooking the waterway and wildlife reserve of the Coorong National Park these panoramic views will never be built out. Ideally situated along an exclusive strip of waterfront properties only 14 kms approximately from Meningie township. The deceptively spacious and substantial home has been well maintained and recently renovated. Features include 9ft high ceilings and original polished jarrah floors. An impressive new kitchen includes a quality dishwasher and large walk-in pantry. The spacious open-plan living boasts a large Nectre wood heater, a near new Daikin split system air-conditioner and ceiling fans to provide you with year-round comfort. These rooms enjoy fantastic water views and amazing sunsets through large picture windows. Three good sized bedrooms, two with built-in robes, all have ceiling fans. The newly renovated bathroom is huge and incorporates a separate shower alcove plus a stylish new claw bath. The laundry is also super-sized. Rear windows overlook a delightful paved pergola area, incorporating a fernery/courtyard garden. Walking down the path and you will encounter the Circa 1860s 3 roomed stone cottage that could be restored to incorporate extra sleeping quarters or hobby rooms. There is an expansive 6 bay carport erected with timber posts and beams and includes a storage room. A large rear caravan garage provides extra parking and storage options. Close to the house, near the paved entertaining area you will find a fantastic man cave/she-shed complete with power and wood heater. Here you will also find the 240-volt automatic diesel generator that is connected to the home. There is also a 2.88kW solar system, with 16 panels. With no mains water and a generous supply of rainwater storage (approx. 139,000 litres) makes you self-sufficient, and there are no water bills! A real bonus is the good quality well water that is pumped to a holding tank and used to water the grounds and established fruit trees. With a wide frontage of approx. 69m, this sizeable property may also lend itself to a sub-division (STPC). If you appreciate the pristine and internationally acclaimed waterways and birdlife of the Coorong you definitely will want to inspect this magical property. Coastal retreat properties like these are tightly held and rarely come on to the market. Don't miss this opportunity!