

# 509 Seven Mile Road, Meningie, SA 5264



## House For Sale

Tuesday, 9 April 2024

509 Seven Mile Road, Meningie, SA 5264

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 489 m2**

**Type: House**



Adam Hurle - RLA 318694

## Expressions of interest by 10/5/2024 USP

Shack 74, 509 Seven Mile Road, Meningie. \*\* OPEN INSPECTION Sunday 21st April 11:00-11:30am \*\*For sale by expressions of interest by 10/5/2024 unless sold prior. Offered fully furnished walk-in-walk-out, for a turnkey opportunity to immediately start making memories with family and friends. A rare opportunity to take advantage of the once prohibited extended tenure of the Coorong shacks. New regulations now allow for Coorong shacks to be held on a fully transferable long term lease, rather than be demolished on the passing of the original owner. THE PROPERTY Shack 74 sits on a tranquil 489sqm footprint just off the Seven Mile Road; one of the larger sites. It has absolute water bay frontage and access to the Coorong waters. Commanding views across the Coorong lagoon to the golden sandhills of the Younghusband Peninsula. Motor boat or kayak across the Coorong and walk the sandhills to the spectacular Southern Ocean. Enjoy fishing, native bird watching or walking the serene rural settlement of "Noonameena". A place to make memories with family and friends watching sunsets only the Coorong can offer. Witness the ever changing moods of the landscape as the day rolls on. The Coorong is truly a wonderful destination to escape. A very neat and tidy structure comprising of three bedrooms, the Master is of generous size. Front verandah and rear indoor/outdoor entertaining area with all weather blinds. A central kitchen and adjacent lounge and sitting room (which could be converted to a fourth bedroom). Shower room and separate toilet and vanity. Versatile laundry with direct access from outside for dual use as a mudroom. 6,000L rainwater storage plumbed to the shack. Net drying line. Boat ramp. Storage options with two sheds. The shack comes with all fitting and fixtures (except for some Vendor's minor personal items). The property has been well maintained with several upgrades including all weather blinds to entertaining area, portable reverse cycle air conditioner, electric 'slow combustion look' heater, insulated roof, electric hot water service and the property has a fresh water bore for watering lawns and washing boats, nets and equipment. THE LEASE 30 year lease - includes 5 year interim lease to complete works (installation of appropriate wastewater system, which owner is in process of completing). Please contact the Agent Adam Hurlle for a copy of the lease. Contact Adam Hurlle to find out more information on this very exciting and rare opportunity. Want to know where your property sits in the market? We'll provide you with a free no obligation market update on your home or investment. Call Adam on 0439 545 193 to arrange a property complimentary property appraisal. Disclaimer Whilst every precaution has been taken to ensure that the information contained herein is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers or tenants should make their own enquiries to verify the information contained herein and do their own research. RLA318694