

# 6 Shack Front Rd, Kroehns Landing, Nildottie, SA 5238

partners

## Sold House

Wednesday, 23 August 2023

6 Shack Front Rd, Kroehns Landing, Nildottie, SA 5238

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 519 m2

Type: House



Peter Wright

0409093903

**\$835,000**

A fabulous opportunity to buy your own wonderful spot by the magnificent Murray River. Relaxed river living, right on the waterfront and offering stunning views and the perfect river lifestyle! Now available on a Walk In Walk Out basis adding further value! The flood-affected shack has had considerable repair work done and whilst still requiring some further work, gives you a superb opportunity to buy an existing riverfront home, or look to start afresh (STCC). The shack being slightly raised above the ground did suffer water damage but is ready to be used, lived in and enjoyed! This lovely 2010 built home consists of 2 large bedrooms, the main with a stunning river view and a 2 way ensuite bathroom, a gorgeous fitted kitchen, additional large family bathroom and a spacious living area including a raised separate level. Furnished and with air-conditioning throughout, natural light, stunning river views and plenty of room for all, this really is a wonderful opportunity. Step outside and you have a picturesque, covered deck to the front and again featuring a raised level - ideal for entertaining or just sitting back and watching the river life and the stunning sunsets over the water! With the bonus of a downstairs extra room for storage or using as a games room or teenager's retreat perhaps, garage, licensed jetty, rainwater tank, irrigation system along with mains power, gas HWS, river water and STED scheme, you have all the ingredients already in place to create your river oasis! Sitting on a freehold allotment of 519m<sup>2</sup>, with no neighbour to the downstream side, and one of just 6 shacks along this fabulous stretch of waterfront, the riverbank is a few metres away allowing easy access off the lawn, for paddling or perhaps launching into the river. The lawned area to the front may need a while to restore itself to its former glory, but leads down to the water's edge with large gum trees providing shade if required. The jetty is a delight, perfect for boat mooring and with the boat ramp just a few shacks away, this without doubt represents one of the best spots along the whole river. Just imagine waking up to those river views, getting out on the water or just kicking back and relaxing and enjoying your well-deserved peace and quiet! Kroehns Landing is situated in between Nildottie and Walker Flat and just over a 1.5 hours' drive from Adelaide. A picturesque and private location, offering superb water for ski-ing and with the stunning ochre Big Bend Cliffs are just moments away upstream. An absolutely spectacular setting, this is the perfect holiday destination or an idyllic spot to settle permanently. Viewings by Appointment only or Open Inspection. Property Land Area: approx 519m<sup>2</sup> freehold. Council: Mid Murray. Please note: The shack was flood affected and has had some repair and refurbishment work completed. Further work may be required. Any new building would be subject to Council Approval. There is mains power and a STED sewerage connection but these are subject to approval for use by the relevant authorities. The last 2 photos show the property prior to the flood with the lush lawn to the front.