

**79 Captain Sturt Parade, Hindmarsh Island, SA 5214**



**House For Sale**

Thursday, 7 March 2024

79 Captain Sturt Parade, Hindmarsh Island, SA 5214

**Bedrooms: 3**

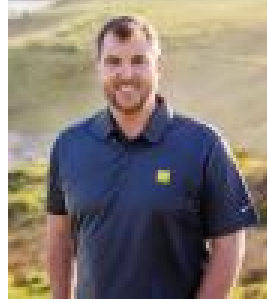
**Bathrooms: 1**

**Area: 704 m2**

**Type: House**



Nici Casey  
0885552626



Nathan Fry  
0885552626

## Price Guide \$450,000

79 Captain Sturt Parade Hindmarsh Island - Offers being received on or by Tuesday 2nd April, unless sold prior. Price Guide \$450,000. A Prime riverfront position with a good sized allotment of 704 sqm of land PLUS the added bonus to buy the adjoining block behind at Lot 25 Maidment Street, Hindmarsh Island that is also spread over 704 sqm of land and is for sale separately for \$350,000. North facing beautiful Captain Sturt Parade is well known for its stunning vistas across the Lower Murray River across to Goolwa and the gorgeous outlook to the Adelaide Hills in the distance. These exclusive locations don't become available very often and this one presents a real opportunity for the buyers to set themselves up. The home is in ordinary condition and is basically being sold at land value. Renovate or demolish and start again. The option is there that you would perhaps use house for some weekend time until you design and build your own waterfront dream home. With the further possibility of purchasing the block behind, this would allow you for flexible design establishing flow through access and plenty of room for storage of boats, vans and more! An exceptional opportunity not to be missed! Buy one, buy both! It's your choice. The house itself contains a basic open plan, 3 bedrooms & bathroom. Definitely in need of TLC but a great option to consider. 79 Captain Sturt Parade: • Allotment of approx. 704 sqm • Sensational river views • North facing position • No easements, no encumbrances • No time limit to re-build • Council Rates approx \$1,886 p/a The House: • Open plan living dining kitchen • 3 bedrooms • Bathroom & laundry • Single shed in rear yard To view the details of the land behind at Lot 25 Maidment Street, Hindmarsh Island, follow this link: <https://raywhitegoolwa.com.au/properties/residential-for-sale/sa/hindmarsh-island-5214/land/3049335> Disclaimer - Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Ray White Goolwa / Victor Harbor will not accept any responsibility should any details prove to be incomplete or incorrect - RLA298107.