

**89 Pelde Road, Punyelroo, SA 5353**

partners

**Sold House**

Saturday, 17 February 2024

89 Pelde Road, Punyelroo, SA 5353

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 489 m2**

**Type: House**



Rebecca Pym  
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## Contact agent

• Fabulous opportunity to purchase an affordable, fully renovated, Freehold holiday home near the river! • Fully furnished and being offered on a walk-in walk-out basis, the public boat ramp and riverfront reserve are only a short walk away for all your river fun • Offering 3 bedrooms plus extra accommodation with an onsite caravan (QB & DB), and a handy second outside loo • Recent renos include new floors, skirting boards, internal doors, new kitchen, vanity, BIR and mattresses, all freshly painted inside and out • Open plan living with split system air conditioner plus an air con in the caravan also assists with comfortable living • Covered front & rear verandahs provide delightful entertaining areas with a wood fired heater and vineyard views out the back to enjoy • A 10.5m x 6m garage with rear access and power is ideal for storage of your boat and associated river toys, there is also ample parking for numerous vehicles, caravan, boats with Crown Land on 3 sides and no side or rear neighbours • Fully enclosed fences with separate dog yard, double access gates to front and rear of property plus child safe access gate • 500KL river water licence is included in the sale and provides ample water to the shack • River pump in pump box with a public walk-way opposite providing easy access to the river plus extra back up pump & 2 x water tanks • Connected to STED, 3KW solar system, gas HWS, new power-board fuse box with compliant COC., Irrigation pop up sprinklers, security bollard • Walk-in walk-out includes all furniture, appliances, outdoor furniture & trampoline (exclusions are pot plants & all contents of shed) - ready for immediate holidays with quick settlement available/ preferred • Situated just 10 minutes drive from the Swan Reach ferry on the Adelaide side of the river with bitumen road nearly all the way, this is the perfect location for you to put the boat in and enjoy a day out ski-ing with the family • This is a terrific opportunity to purchase a shack by the river at an affordable price, with easy river access in a lovely community - be quick!!