

15 Herrmanns Landing Road, Nildottie, SA, 5238

partners

House For Sale

Monday, 30 September 2024

15 Herrmanns Landing Road, Nildottie, SA, 5238

Bedrooms: 2

Bathrooms: 1

Parkings: 7

Type: House



Rebecca Pym

Affordable River Living - For Holidays or Forever

- This much loved river home has stunning views, excellent shedding, is in a quiet location and has its own river access (and Jetty licence) without the riverfront price-tag
 - Located just up the hill from the local boat ramp & river reserve, you can enjoy your days fishing, swimming, canoeing or cruising off in your boat for the day, or sit out on your spacious front deck and enjoy the river & countryside views
 - A current Jetty Licence (no current jetty structure) allows you to enjoy your own little spot on the River with family and friends, with a path that meanders down to a lovely secluded picnic area right by the water's edge
 - Step inside to high timber raked ceilings and timber panelled walls that give the kitchen/dine a very spacious, country feel, with gorgeous views and access out to the front viewing deck
 - A well-equipped kitchen includes dishwasher, electric appliances, plenty of bench space, beautiful views and a built-in pantry
 - A gorgeous kookaburra glass door opens into the spacious living room which is down the far end of the home, with large windows taking in the beautiful views
 - Offering 2 bedrooms, large master has mirrored built-in robe and access out to the front deck, which also has blinds to cater for the changing weather
 - Central 3-way bathroom has brand new tiles, bath, shower, separate toilet and vanity, and a generous linen cupboard
 - Ducted reverse cycle air conditioning allows you to enjoy all year comfort throughout
 - All the front windows and main bedroom have roller shutters allowing for secure lock up if you have travel plans in your future, there is also loads of room under the home for further development (subject to council consent)
 - Fully furnished, this home is ready for immediate holidays and enjoyment
 - Huge allotment (4,305m² - over 1 acre!) with driveway leading to 2x separate sheds providing plenty of secure storage and easy manoeuvring for caravans, boats and trailers
 - Excellent rainwater storage is plumbed to the home in addition to river water supply from a private River Water scheme
-
- Located just 10 minutes' drive from either Walker Flat or Swan Reach, 40mins to Mannum, less than 2 hours drive from the Adelaide CBD
 - Perfect for holidays, or a forever home near the River - be quick!

Disclaimer: Please note that all the information that has been provided for this property has been obtained from sources we believe to be accurate. We cannot guarantee the information is accurate and we accept no liability for any errors or omissions- including, but not limited to the property's land size, boundary locations, floor plans and dimensions, build size, building age, condition and or any other particulars. Interested parties should always make their own inquiries and obtain their own legal and financial advice.