

**28 Tom Groggin Drive, Younghusband, SA, 5238**

partners

**House For Sale**

Monday, 30 September 2024

28 Tom Groggin Drive, Younghusband, SA, 5238

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**

## Charming River Murray home designed for relaxation and entertaining

Ideally located above the flood levels in this perfectly peaceful River Murray location only a short drive. 800mtrs to lawned riverfront reserve with boat ramp, providing the perfect area to enjoy a day of River activities.

The perfect River Murray home with delightful views over the River and beyond ideal for those lucky enough to live full time near the river or the ultimate weekend escape away from the hustle and bustle.

The home is complimented with many features that make this property the place to be to entertain family & friends or just relax and take in the views including the front deck and second covered outdoor living area

Dual wide driveways provide easy access to the garage and carport providing ample parking and storage for cars, boat and all your river toys.

This north facing home with split system air conditioner and slow combustion wood heater keeps comfortable in all seasons

This charming home offers open plan kitchen / dining / living that takes in the views

Bedrooms 1 & 2 provide river views to wake up to and 3rd bedroom with own French door access to the rear of the home.

Baltic pine floor boards and ornate cornices all add to the charm and character of this comfortable welcoming home.

Ample rain water storage plumbed to the kitchen sink and dishwasher

5 kw solar panel system provides savings on your power bills

Please note - Above ground pool is not included in the sale.

Relax and enjoy this River Murray lifestyle !

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