

**29 Scrubby Flat Shack Drive, Nildottie, SA, 5238**

partners

**Sold House**

Monday, 30 September 2024

29 Scrubby Flat Shack Drive, Nildottie, SA, 5238

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## **Fabulous River Lifestyle in an Amazing Location!**

Shack 29 Scrubby Flat Shack Rd is a fabulous two-storey 4-bed shack located in one of the most desirable locations on the river, the picturesque cove known as Scrubby Flat near Walker Flat

This is a deceptively large shack and is presented beautifully, much more a 'home on the river' than a shack with a modern updated look and feel. The river lifestyle simply oozes from this holiday home and would work perfectly for permanent living or a relaxing riverfront retreat

Situated ideally on this superb water-skiing stretch of the Murray, just 2km from the Walker Flat cliffs and with 10km of downstream shack free river to enjoy, this lovely home is located right on the waterfront in a group of just 6 riverfront shacks, near the end of this quiet private road allowing plenty of privacy

Shacks here are tightly-held and this one has been repaired after suffering minimal flood damage last summer. With a boat ramp close by this represents the best in simple and relaxed river living. Not only that but it is also available on a Walk-In Walk-Out basis meaning plenty of added value

Upstairs you have 4 large bedrooms, the main upstairs with a river view; and the other three with multiple beds and bunks offering sleeping for 15 comfortably. A family bathroom with separate wc completes the rear of the upper living area

The river side upstairs features a lovely wide open plan living area with a modern kitchen, separate dining space and superb views. With plenty of natural light and a fresh modern dcor too. Multiple sliding doors lead to an extremely spacious balcony to the front overlooking the river, perfect for your morning brunch, afternoon tea or twilight BBQ!

Downstairs you have a large shed with roller doors front and rear. With a double length car port to the side there is plenty of room for cars, boats and assorted river gear. The ground floor shed area also features a separate toilet, storeroom with large fridge and ample space for games and entertaining

The front of the shack is lawned down to the river and offers wonderful views. The boat ramp is close by too being at the other end of the riverfront shacks so you can enjoy the river, tie the boat up for lunch and enjoy hours of fun on the water!

Services/Utilities include mains power, rainwater tank (10k litres), STED scheme, gas hot water system, ducted and zoned reverse cycle air-conditioning, ceiling fans, and a large 5.25 KW solar system too. River water supply and automatic sprinklers to the lawns

The property is presented beautifully, in a great location, and has many attractive features - this really is a delightful luxury lifestyle home, tucked away in this picturesque little river cove

Being Walk-In Walk Out too means huge added value, with a plenty of furniture, beds and bunks and even 3 fridges! This really is a fabulous river home in a stunning location

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!

Viewings by Appointment Only

Land Type: Freehold

Property Area: approx 308m<sup>2</sup>

Council: Mid Murray

Please note: This shack had minimal flood damage last Summer and has been fully repaired. 29 Scrubby Flat Shack Rd is

also known as Lot 5 and is set at the end of the track leading down from Johns Rd, near Walker Flat