

**58 Schmidt Lane, Bowhill, SA, 5238**



**House For Sale**

Wednesday, 14 August 2024

58 Schmidt Lane, Bowhill, SA, 5238

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**

## **Cute as a Button - Party House!!!**

Professionally styled by Platinum Property styling on a walk in walk out basis with top quality modern furniture included, everything from cutlery, plates, to the fishing rods!

Sleeps up to 8 people with 3 double beds and 2 bunks as shown in 2 bedrooms with a centre lounge room. Some other neighbouring shacks have put beds in their garage and made another sleep out for the kids, turning it into a 3 bedroom shack, especially as the second toilet is right there !

Neat and complete with all new kitchen and fridge, dishwasher and appliances, new hot water system, large split system air con, 2 mounted smart TV's are included with the sale.

All you need to do is bring your family and friends and let the good times roll.

All new roofing, carpet and painted throughout, nothing to do but sit back and relax.

The large gabled front verandah is a beautiful outdoor space to entertain all year round with timber decking, party lights and modern outdoor furniture its the perfect place to get the party started !!

Another great feature is the direct access and wide river frontage area that this shack enjoys.

There is a lovely sandy beach and plenty of room between the neighbouring jetties as shown, for your boat and a couple of jet ski's either side. Perfect for all ages and water sports.

There is a huge lawned area out the front to kick the footy and enjoy the outdoors, plenty of shady trees, the bird life is amazing and a few Kookaburras visit every day for a snack.

Why work from home, when you could work from here!

This property is A REGISTERED LEASE HOLD on a 6 Year + 6 year + 6 year basis (with Right of Renewal)

Possibility to rent out via Air B&B or thru River Shack Rentals.

Let the rent pay off the annual lease charges and you enjoy the property for the remaining 11 months of the year for free.

Give your family what they need, go on, you deserve this, you work hard, don't hesitate, don't procrastinate.

Watch the video provided and call Sam Doman today.

Please be advised Banks rarely secure against a registered lease, the ideal buyer will have own cash/finance and or equity in their home to draw against it and buy this.

All paperwork and information can be sent to best help you secure no 58 Schmidt Lane Bowhill

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