

63 Schmidt Lane, Bowhill, SA, 5238



House For Sale

Wednesday, 14 August 2024

63 Schmidt Lane, Bowhill, SA, 5238

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

Bow Hill is the place to be!

Wake up to beautiful crisp mornings with the Mighty Murray River gently flowing by your window. Get your weekends back and enjoy everything waterfront living has to offer, fishing, water skiing, jet skiing and relaxing with friends at the end of a fun filled day.

This property has direct access to the river with an expansive lawned area leading down to the water. The water frontage is 11.5 meters, more than enough room to keep a couple of boats and jet skis

This stylish shack that has been fully renovated with all the creature comforts you would expect in a modern home.

Platinum Property Styling have completely styled the property throughout and all contents are included in the sale. The best thing is you don't have to do a thing - just move in and enjoy!

A large open plan living area is beautifully styled with modern furniture, new split system air conditioning and lovely views out to the river from the large glass sliding doors.

The chef in the family will like the modern central kitchen which comes fully equipped with gleaming 2 pac cupboards, dishwasher, fridge, gas cooktop, and electric oven.

The kitchen has dinner sets, cutlery, cooking utensil, cooking pots and pans - everything you could possibly need to create some culinary delights.

There are 3 bedrooms ready for you to enjoy a restful night sleep with bedroom furniture, quilts and pillows etc.

A large all weather (semi enclosed) deck at the front of the shack is ideal for alfresco dining, or a quiet morning coffee, where you can take in the beautiful surrounds of the River Murray with it's majestic gums and pelicans gently floating by. What a wonderful place to make some special memories.

The Bowhill General Store is conveniently located just a few hundred meters away, when you need a bottle of wine, extra groceries or a hearty continental breakfast.

Run by a husband and wife team they are just a couple of the very friendly locals you will encounter in the great community of Bowhill.

Adjacent to the General Store is the community boat ramp.

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 it for the remaining 11 months of the year for free.

- Platinum Property Styled
- All contents of the shack included in the sale
- Freshly painted, new floating timber flooring
- 3 bedrooms (with new carpet) central bathroom
- Open plan lounge/dining/kitchen
- Gas cooking, Electric hot water service
- Single lock up garage/boat storage
- 11.5 meter water frontage

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 to buy.

All paperwork and information can be sent to best help you secure no 63 Schmidt Lane Bowhill

DISCLAIMER: We have in preparing this document using our best endeavors to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

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