

# Lot 3 Kroehns Landing Road, Nildottie, SA, 5238

partners

## Sold House

Monday, 30 September 2024

Lot 3 Kroehns Landing Road, Nildottie, SA, 5238

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**

## **Fabulous River Living, Unique Opportunity!**

Lot 3 Kroehns Landing is one of the best waterfront properties you could wish to find!

Now available, and offering a chance to buy your own idyllic spot by the magnificent Murray River

A large residential riverfront property, offering stunning views and the perfect river lifestyle!

The flood-affected shack has had considerable repair work done and whilst still requiring further work, gives you a superb opportunity to buy an existing riverfront home, or look to start afresh (STCC)

The shack consists of 2 bedrooms with river views, a bathroom and living area. With a gorgeous deck to the front and plenty of space to the rear for possible expansion (STCC)

The rear garden will soon be lush and green again and provides plenty of room for caravans or pitching a tent perhaps

With the bonus of a huge garage, double carport, picturesque jetty, BBQ, fire pit and retaining wall, powerful solar system, rainwater tanks, irrigation system along with mains & 3 phase power, river water and STED scheme, you have all the ingredients already in place to create your river oasis!

Sitting on a generous allotment of 830m<sup>2</sup>, and one of just 6 shacks along this fabulous stretch of waterfront, the riverbank is a natural bay allowing easy access off the lawn, for paddling or perhaps launching into the river

The ample lawned area to the front leads down to the water's edge with large gum trees providing shade if required, and a cozy fire pit too with curved retaining wall, the ideal spot for gathering together at the end of a long day on the water!

The huge boatshed (8.7m x 7.7m) provides ample storage for the boats and jetskis and other watercraft, and with the boat ramp literally next door, river living could not be easier!

A powerful 10 KW solar system adds immense value to the stunning views, peace and tranquility

The jetty is partly shaded, perfect for boat mooring and with the boat ramp a few metres away, this without doubt represents one of the best spots along the whole river

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!

Kroehns Landing is situated in between Nildottie and Walker Flat and just over a 1.5 hours' drive from Adelaide. A picturesque and private location, offering superb water for ski-ing and with the stunning ochre Big Bend Cliffs are just moments away upstream

An absolutely spectacular setting, this is the perfect holiday destination or an idyllic spot to settle permanently

Viewings by Appointment only

Property Land Area: approx 830m<sup>2</sup> freehold

Council: Mid Murray

Please note: The shack was flood affected and has had some repair and refurbishment work completed. Further work may be required. Any new building would be subject to Council Approval. There is mains power and a STED sewerage connection but these are subject to approval for use by the relevant authorities. The last 3 photos show the property

prior to the flood with the lush lawn to the front