

**115 Craignook Road, Caurnamont, SA, 5238**



**Rural For Sale**

Thursday, 24 October 2024

115 Craignook Road, Caurnamont, SA, 5238

Type: Rural

## A Very Special & Unique River Based Playground

A water wonderland like no other, that provides diverse opportunities.

### PROPERTY HIGHLIGHTS INCLUDE:

- 5.28ha (13 acres)
- Area on which to build your home
- Brilliant caravan and camping sites
- Cleared walkway to what feels like a private island
- Sections of land to kick the footy, play cricket and more
- Fish, kayak and relax on your own property
- Several structures provide great base and shelters for picnics, parking and family gatherings

Located at Curnamont, the property is only metres from a beautiful section of the Murray River where water conditions are just about perfect for watersport enthusiasts. From Mannum, the property is an easy 20 minute drive and has two road frontages, together with two zones, creating its versatility and opportunity.

From Craignook Road, a section of the property contains existing structures such as a large, partially enclosed entertainment area, together with a carport and some rainwater tanks that can be utilised. It's here the original home was located and now can be a wonderful base for camping and semi-secluded rural activities.

The first body of water you are likely to find is a small lake which traverses the north western boundary and, when full, is stunning and full of birdlife. Follow the cleared pathway that dissects the lakes to the next section which feels like your own private island. Dropping a line in will almost guarantee you a big fish or paddle across the waterway to the next section of the property.

From Purnong Road, its frontage gives access to a section that contains an electric pump for drawing water from the river and, most importantly, this area of the property is zoned shack settlement, which allows for the building of a home (subject to necessary building requirements).

This important component enables the rare combination of building a residence along with owning 13 acres in which to enjoy the natural beauty of the conservation zoning.

The largest clearing is situated behind the building area and is full of seasonal wild flowers. Stroll through the native vegetation, hop back onto the kayak and head back across to the island and campsites.

Call NOW on 0488 972 888 for more information or to arrange a private inspection.

Country Estates Realty Pty Ltd trading as CE Property Group RLA100925

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