

Section 96 & 133 River Reserve Road, Swan Reach, SA 5354

partners

Sold House

Friday, 3 November 2023

Section 96 & 133 River Reserve Road, Swan Reach, SA 5354

Bedrooms: 2

Bathrooms: 1

Parkings: 10

Area: 2 m2

Type: House



Rebecca Pym

\$435,000

• One of the largest land holdings on River Reserve Road, 2 Titles (Approx. 4.964 Acres in total), with a shack, impressive shedding and river access • Unique opportunity for a large River loving family or group to purchase, or buy as an investment and simply enjoy your own space, peace & privacy • A very appealing River location, Section 96 backs onto lagoon waters with an existing residence & impressive shedding this allotment itself is set on 3.064 acres providing loads of room to spread yourselves out and enjoy River living • The shack is basic but comfortable, offering 2 large bedrooms, open plan kitchen/living/ dine and bathroom/laundry, it would certainly respond well to some TLC & renos • Rainwater is plumbed, while a 500KL water licence feeds automatic sprinklers • A double garage with concrete floor & power provides secure storage, there is also a second outdoor loo and firepit where you can sit back, relax and enjoy the River lifestyle • A HUGE shed is a short stroll away, providing an impressive storage facility with concrete floor, power and doubles as extra entertaining for the weekend guests • Stroll across the road to Section 133, this large vacant allotment (approx. 1.9 acres) is perfect for camping & gatherings, with a separate water licence it allows river access for you to fish and swim • Public reserve, playground and boat ramp are nearby for you to launch a boat and enjoy water sports and a day on the water • With very few Riverside properties available, particularly of this size, this is arguably a unique opportunity to secure land by the river in the heart of Swan Reach, just 40mins drive to Mannum or the Barossa • All future development subject to Council approvals - Conservation Zone