

24 HELBIG ROAD **MORGAN**



# FOR SALE

## DOWNSIZE, RETIRE, WORK FROM HOME, OR AS A WEEKEND RETREAT!

Tired of being boxed up and looking for an opportunity to relax with a little space and access to water. This property is only a short stroll to the river and enjoys uninterrupted views of the River Murray. River Lifestyle Retreat!

Under 2 hours from Adelaide this peaceful, secluded location is the ideal home away from home.

Situated at Murbko between Morgan and Blanchetown on the eastern side of the river with uninterrupted views of the river Murray and an easy stroll down to the bank of the river is this Mediterranean styled home. Reminiscent of a Tuscan villa with elevated views wide balconies the floor plan has a clever use of space with, open plan meals/kitchen/family room opening onto the raised deck, perfect for entertaining.

There are 3 good size bedrooms which can cater for the larger family, the main bedroom has ensuite and all 3 bedrooms have ceiling fans. The main bathroom has a separate vanity and is situated to service bedrooms 2 & 3. Heating and cooling are catered for by reverse cycle air-conditioning for year-round comfort. The garden is minimal and easy care so when you visit all you have to do is enjoy, plenty of fresh rainwater and a large 6m x 9 m shed perfect for storing the boat, jet skis, fishing gear.

Built in 2004 upon a 1955 square meter allotment the open plan design works well with kitchen, large Island servery reaching through the dining and lounge room and beyond full glass doors, opening onto the wide timber deck area where sunsets play out across and into the interior of the home.

Great shedding (6m x 9m), and plenty of water storage all add to the features of this property. If you are looking for a place to get away, this home ticks all the boxes.

Call for a private inspection RLA 269823

3 BED | 2 BATH | 1 CAR

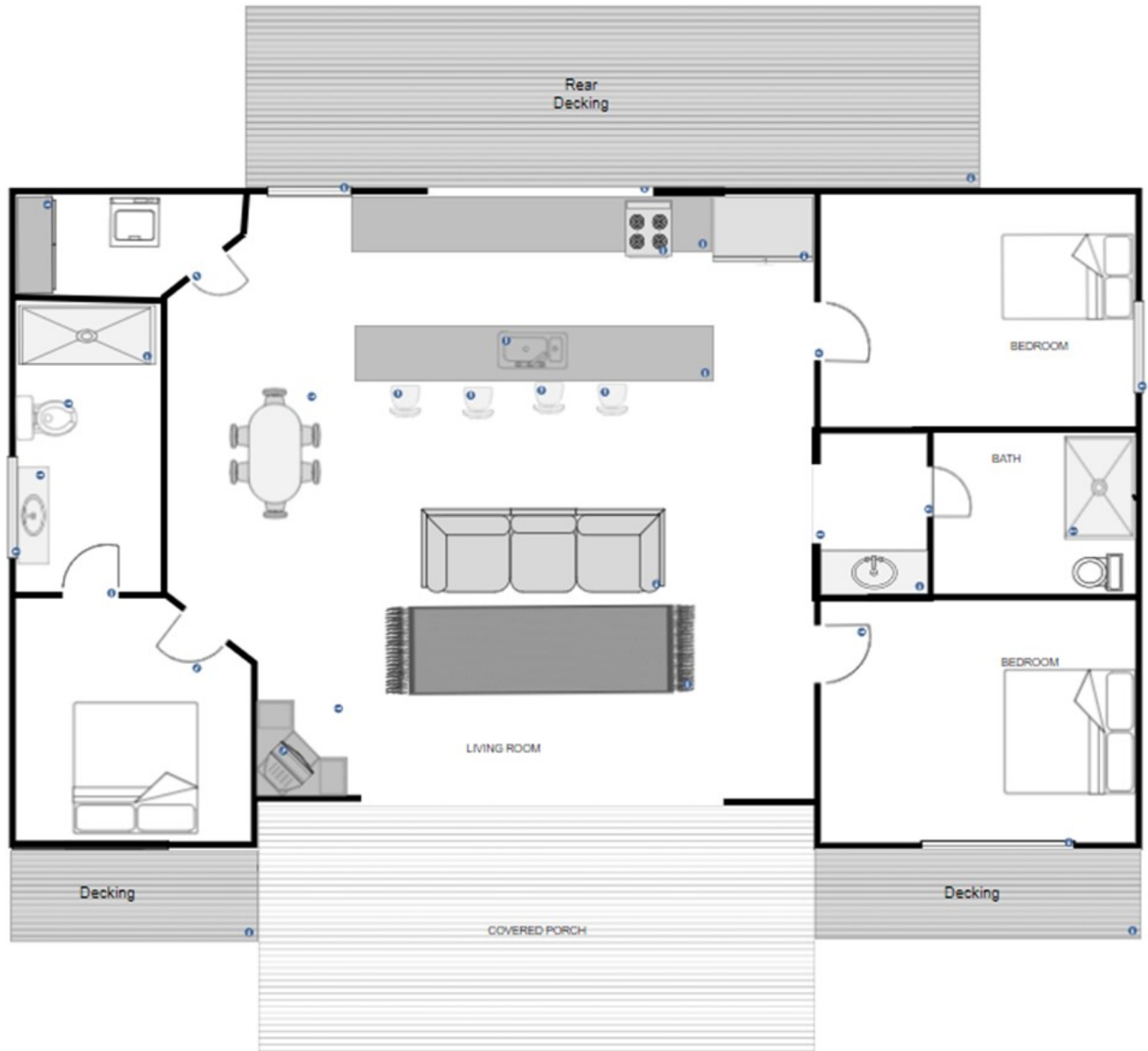
PRICE:  
\$ 294,000

OPEN FOR INSPECTION:  
N/A



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Boat / Storage  
Shed 9m x 6m



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.