

497 MORGAN CADELL ROAD, MORGAN, SA, 5320



**SOLD**

## CADMOR PARK HOMESTEAD 497 MORGAN CADELL ROAD

Immaculately cared for homestead on approximately 82 acres only 300m from the Murray River. An ideal opportunity for the "work from home" lifestyle with open paddocks, River access, plenty of water.

Licensed access to the River for water supply purposes, water allowance, 5 meg stock and domestic plus 100 meg Irrigation rights taken directly from the River.

Four bedrooms, two bathrooms, office, spa bath, lounge/dining combined, large games/entertaining room, huge undercover outdoor entertaining area, modern kitchen.

Primary school minutes away, secondary school bus past the front gate.

5 km East of Morgan and 5 km to Cadell .

There is a 9 kw solar system, reverse cycle ducted air-conditioner system, slow combustion wood heater.

Adjacent to the property is a public riverfront area where you can launch your dinghy for a day of fishing, swimming or skiing.

Combined total of 630 square meters of shedding 3 phase power, lockable.

Self contained cottage, great guest house, a perfect studio/office or perhaps as a rental opportunity.

Call Cary, your local agent for your private inspection.

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$450,000**

**OPEN FOR INSPECTION:**  
**N/A**



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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.