



## FOR SALE

### ABSOLUTE RIVERFRONT SHACK – ALL THE WORK IS DONE, JUST GO FOR A SKI

Local @realty agent Shane Magor, proudly presents 31 Greenbanks Drive. Please contact agent on 0400 254 933 should you have an interest in this property.

Situated on the Murray River in the quiet settlement of "Sunnyside / Greenbanks" is this beautiful holiday home.

Built in 2006 the property sleeps up to 11 people and features 4 bedrooms and 2 bathrooms. Sliding doors lead from the living area to the large deck, which is the perfect place to relax after a day of skiing or fishing.

All the work is done so this is the ideal property for the family or a group of friends to just relax and is an idyllic place for your summer escape.

With options to be negotiated for a possible walk-in-walk-out arrangement, the property is ready now to enjoy the fun and the sun. Properties of this calibre do not come on the market often so you are encouraged to act quickly.

Additional Features include:

Open plan kitchen, lounge and dining with amazing river views  
Large upstairs tiled deck with majority under main roof  
Ducted evaporative cooling throughout  
Additional reverse cycle heating and cooling in living room  
Brand new kitchen, upstairs flooring and curtains  
Your own private beach with jetty to moor your boat directly in front of the shack  
Secure boat storage under deck with winch for easy boat entry and retrieval  
Downstairs second lounge ideal for a kids retreat  
Downstairs BBQ area  
7,000 Ltr septic and holding tanks for effluent and grey water  
Car parking for 4 vehicles – 2 undercover  
Previously used as part time private use and part time holiday accommodation returning approx. \$25,000 pa

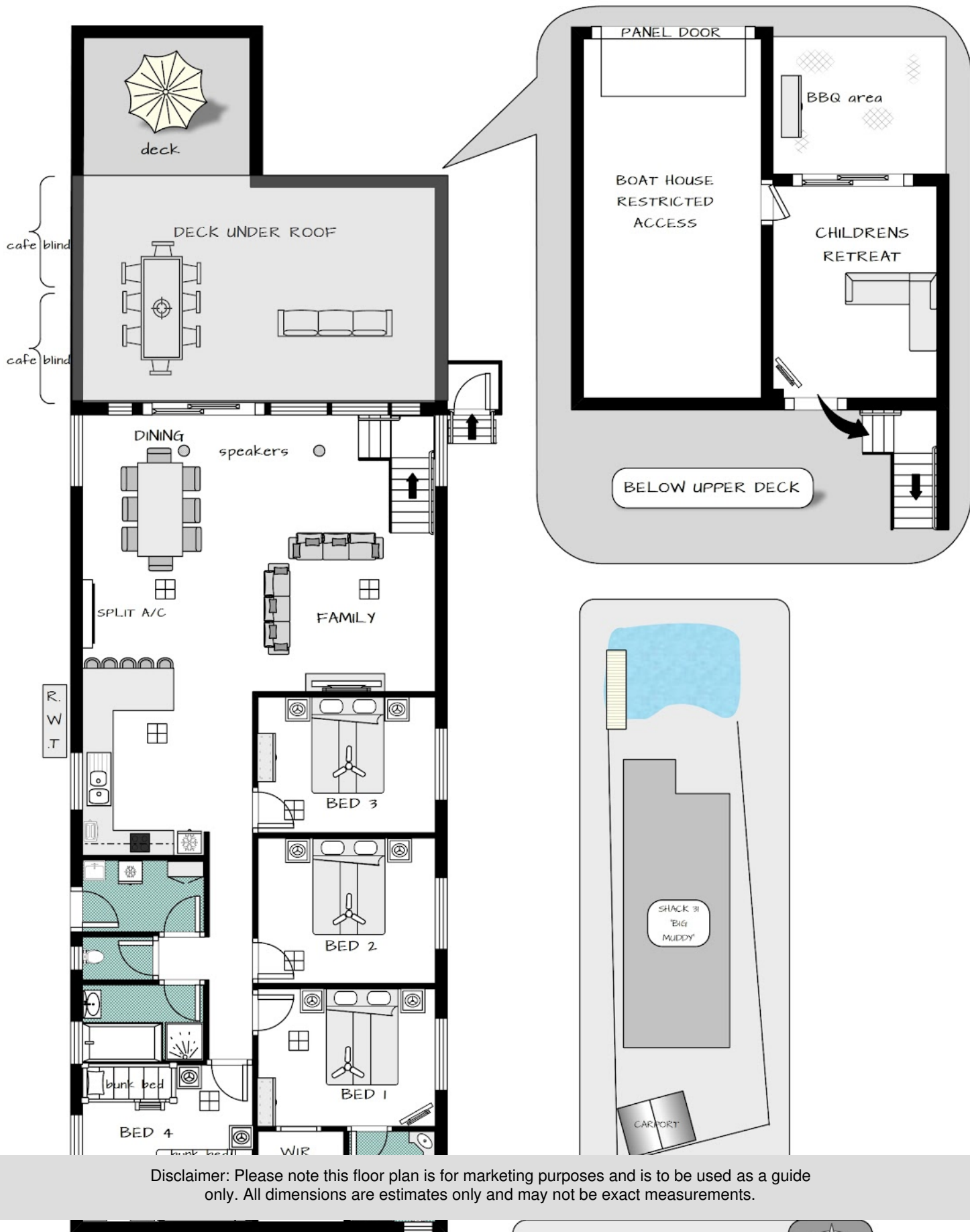
4 BED | 2 BATH | 0 CAR

PRICE:  
\$585,000

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.