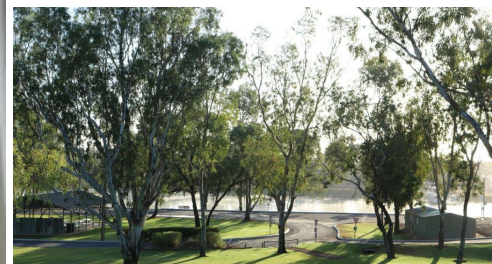


## 3 ROWE STREET WAIKERIE



# FOR SALE

## RIVER FRONT LIFESTYLE HOLIDAY,.... EVERYDAY!

Situated on the Murray River in the beautiful township of Waikerie is this prime Real Estate Opportunity. The home sits in an elevated position well above 56 flood level and over-looking a lush green council managed lawn. It is 149 metres to the waters edge where you can simply, relax on the waterfront, swim or try to catch your evening meal. This property has been set up for relaxation and enjoyment and is still only 222 m (as the crow flies) from the Town centre, the perfect place to holiday or retire to. Both Kitchen and bathrooms have been renovated recently. The bathroom is divided into two separate rooms, shower room, and the main room with spa bath and vanity. The toilet is also separate and adjoins the laundry. Low maintenance gardens and plenty of outdoor entertaining areas and solar panels at the early rate.

Features include:-

350 metres to the Waikerie boat ramp.

A two hour drive from Adelaide.

Bali style Entertaining area with pond, tropical plantings and a bar.

The Kitchen has River views, as do the dining and large lounge area.

Huge under veranda BBQ and Entertaining area overlooking the river.

Secure lockable garage with plenty of undercover parking for cars, caravan and Boat.

There is a fourth bedroom currently utilized as a day room for when family or friends visit.

Don't wait for the open inspection or you may be sorry.

Call and book for your own private showing.

As the old saying goes .... (He who procrastinates is left in the suburbs staring at the fence!)

4 BED | 1 BATH | 4 CAR

PRICE:

Price Review \$279,000

OPEN FOR INSPECTION:

N/A



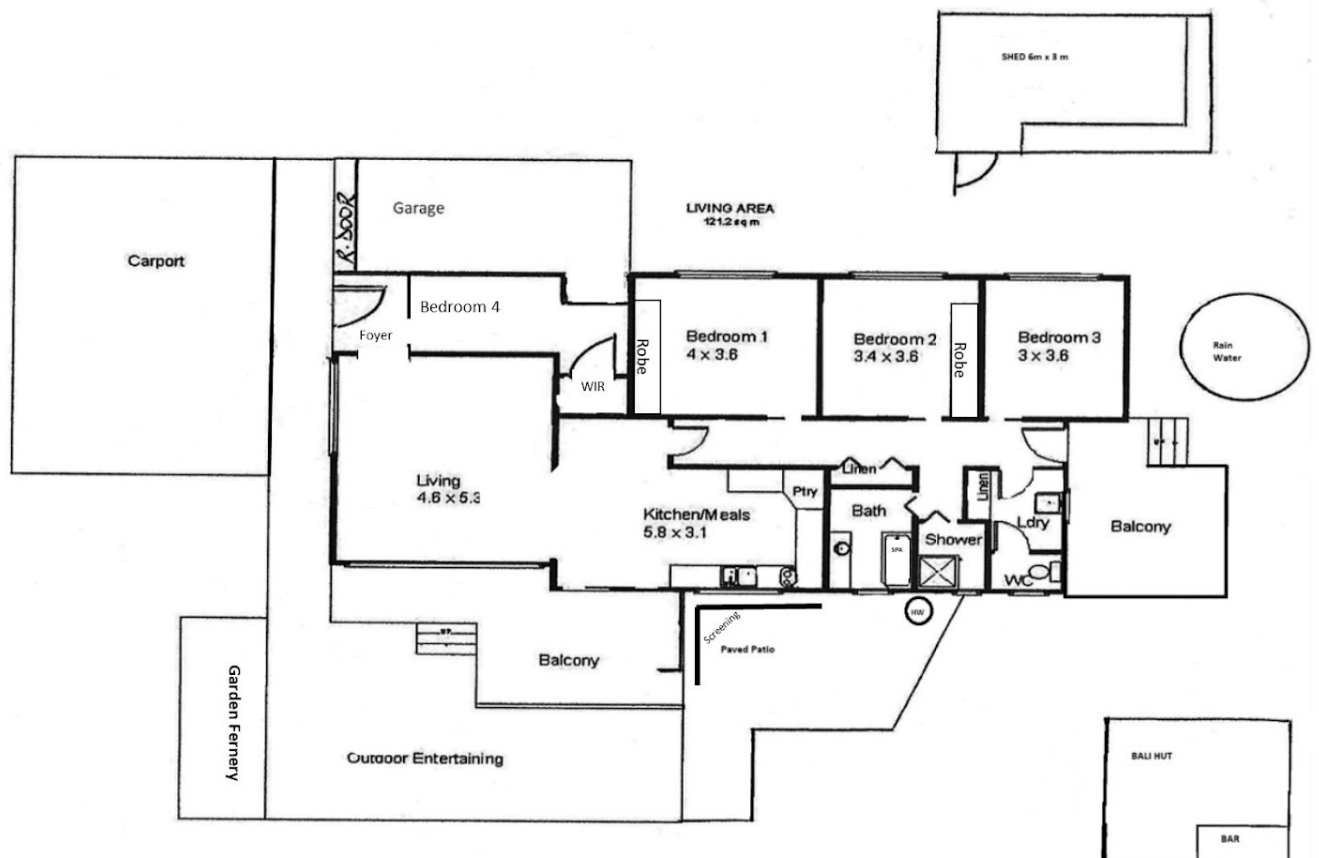
**Cary Hocking**

**0488414460**

[cary@atrealty.com.au](mailto:cary@atrealty.com.au)

[waikerierealestateforsale](http://waikerierealestateforsale)

RLA: 269823



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.