

252 HOLDER TOP ROAD HOLDER



FOR SALE

RURAL HAVEN ON 4620SQM - COUNTRY LIVING

Embrace the serenity of Riverland living in this three-bedroom cottage nestled in the historic Holder region of South Australia. Positioned on a generous 4,620 square meter block with picturesque a Murray River valley view, this property perfectly balances country charm with modern comfort.

Step inside to discover a thoughtfully designed home where comfort meets functionality. The three bedrooms, the main with built-in wardrobes, while the home's climate control system includes split system air conditioning, evaporative cooling, and the warmth of a pot belly stove for year-round comfort. The combination of modern amenities and classic features creates an inviting atmosphere throughout.

Energy efficiency and sustainability are at the forefront with 5.5 kw solar panels, rain water tank, Small orchard and plenty of vegetable growing areas, making this property both environmentally conscious and economically savvy. The home's modern conveniences extend to broadband internet availability, ensuring you stay connected while enjoying your rural retreat.

Outdoor living is a true highlight of this property, featuring:

- Multiple entertainment areas including a deck and outdoor kitchen.
- Practical workshop and sheds for all your storage needs
- Extensive grounds perfect for gardening enthusiasts

The property's location in Holder offers a unique blend of rural tranquility and accessibility. Situated within the renowned Riverland region, you'll enjoy:

- Stunning river view sunrises and sunsets with access to the Murray River a short stroll away.
- Proximity to the historic Maize Island Lagoon Conservation Park
- Easy access to the Sturt Highway

The surrounding area boasts a rich agricultural heritage, with flourishing vineyards and Citrus orchards dotting the landscape. The elevated position of the property provides commanding views while the fertile soil supports its diverse garden oasis.

This property represents a rare opportunity to secure a substantial piece of Riverland history while enjoying all the comforts of modern living. The combination of space, serenity, and stunning river aspects creates an enviable lifestyle package that must be seen to be appreciated.

3 BED | 1 BATH | 2 CAR

PRICE:

Offers \$540,000-\$560,000

OPEN FOR INSPECTION:

N/A



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WAIKERIE
REAL ESTATE



252 Holder
Top Road

Floor plan is provided as indicative layout only. Measurements are not available, floor plan is not to scale. No guarantees provided on accuracy. Exterior elements are not in position



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.