

16 DOWLING STREET, WAIKERIE, SA, 5330



**SOLD**

## SOLID MOUNT GAMBIER STONE HOME

This charming 2-bedroom home on Dowling Street offers the perfect blend of comfort and practicality in the heart of Waikerie's thriving riverland community. Nestled on a generous 885 square metre block, this property presents an ideal opportunity for first-time buyers, downsizers, or savvy investors seeking a well-positioned home in South Australia's renowned citrus-growing region.

Step inside to discover 96 square metres of thoughtfully designed living space featuring a comfortable lounge area and modern conveniences throughout. The home boasts built-in wardrobes, a dishwasher-equipped kitchen, and split-system air conditioning for year-round comfort during the warm riverland summers and cooler winter months.

The property's outdoor features truly set it apart. A fully fenced yard provides privacy and security, while outdoor entertainment areas create the perfect setting for relaxing with family and friends. The remote-controlled garage offers convenient vehicle protection, complemented by additional secure parking at the rear.

- Solar panels and water tank showcase eco-friendly living and reduced utility costs
- Multiple sheds provide ample storage for tools, equipment, and seasonal items
- Spacious land area offers potential for gardens, play areas, or future expansion

Waikerie's strategic location along the mighty Murray River places you at the centre of one of Australia's most productive agricultural regions. The town is celebrated for its Citrus Orchards, Avocado, Almond, Pistacio nut production, and vineyards, creating a vibrant community atmosphere surrounded by natural beauty. The recently completed silo art project adds cultural flair, featuring stunning native wildlife artwork.

Families will appreciate the town's educational facilities and childcare options, while the Sturt Highway connection ensures easy access to larger centres. The historic cable ferry crossing provides a unique local feature, and Waikerie Airport offers world-class gliding opportunities. Recreation options abound with the Murray River providing endless opportunities for fishing, boating, and water sports.

This property represents excellent value in a community known for its friendly atmosphere and strong agricultural economy. The combination of practical features, outdoor space, and premium

**2 BED | 1 BATH | 2 CAR**

**PRICE:**  
\$550,000

**OPEN FOR INSPECTION:**  
N/A



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Site Plan / Ground Floor

WAIKERIE REAL ESTATE @realty 16 Dowling street

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.

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