

**128 Bollenhagen Pl, Lyrup, SA, 5343**



**House For Sale**

Wednesday, 13 November 2024

128 Bollenhagen Pl, Lyrup, SA, 5343

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Darrin Trandafil

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## Rustic River Retreat!

Experience a truly one-of-a-kind opportunity with this remarkable property, offering a beautifully renovated rustic houseboat, exclusive mooring rights and a sprawling 10.778-hectare parcel of land at 128 Bollenhagen Place, Lyrup.

### Property Highlights:

- Scenic conservation land of 10.778 hectares (26.633 acres) with a third-shareholding, offering unparalleled private Murray River frontage.
- Enjoy the benefits of the community amenities - shared veggie garden and fresh eggs from resident chickens in a flexible.
- Prime riverside lifestyle ideal for mooring, unwinding and fully embracing the peaceful river lifestyle.
- Registered houseboat mooring: to securely moor your boat and enjoy peace of mind.
- Convenient storage and parking with a double carport, caravan and a small shed for all off-shore storage needs.

### Houseboat Features:

- Two generous bedrooms, each with ceiling fans; master bedroom includes a walk-through robe.
- Rustic Kitchen equipped with modern appliances, gas cooktop, abundant storage and a seamless open-plan layout.
- Cosy living area completed with a combustion fire, ceiling fan and wall unit provide year-round comfort in the rear lounge area.
- Modern two-way bathroom with shower/bath, vanity and toilet.
- Outdoor rear deck with swim access, underdeck storage and shade blinds, perfect for taking in the riverside scenery.
- Reliable power and systems with complete off-grid solar setup, 2018 115 Tohatsu motor (annually serviced), 1,400L black water storage and a 400L fuel tank.
- High-quality engineered aluminium-built pontoons ensure durability and stability on the water.

This property blends the tranquility of river life with modern conveniences, creating the perfect riverside retreat.

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Justice Ebert

0415 908 126

RLA: 315295

Disclaimer: While diligent efforts have been made to ensure the accuracy of the information provided, no responsibility or liability is assumed for any errors, omissions, or inaccuracies. Prospective buyers are advised to conduct their own enquiries to verify the information presented. Furthermore, the agent makes no representations or warranties concerning property boundaries or potential encroachments; all aerial imagery is for illustrative purposes only. Buyers should independently confirm property boundaries prior to entering into any contractual agreement.