

**4058 Hunter Road, Nildottie, SA, 5238**

partners

## House For Sale

Saturday, 23 November 2024

4058 Hunter Road, Nildottie, SA, 5238

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Rebecca Pym

## Magnificent River Lifestyle, Amazing Home with Views, Shed & Workshop

- NO FLOODS HERE!
- A unique lifestyle property with a well-designed spacious home with breathtaking views of Nildottie cliffs and back waters, and a massive shed next to the home
- Site also has an enormous workshop at the entrance, to start a business or use as storage for your caravan, cars, and river toys
- Home Development: Drive down a private driveway to a peaceful serene open plan home with picture perfect views to see pelicans, kookaburras and watch the world go by
- Wave to the Murray Princess and houseboats that go by on the Murray River
- The amazing design of a 2023 Kookaburra home offers 180 degree views of spectacular cliffs and amazing sunsets over the River Murray
- Large main bedroom consists of views to the river with sliding door and perfect privacy on the deck for a spa or coffee in the mornings to see the pelicans and birdlife
- Walk through the BIR to luxurious ensuite and you have a large twin basin, shower and separate toilet
- Bedrooms 2 & 3 are large for queen size beds with large built-in robes, there is a study with long built in bench but can be converted to a 4th bedroom if you desire
- Chefs kitchen with river views and a servery window, Caesarstone benchtops with quality appliances ceramic cooktop, dishwasher, and a modern black sink
- Walk in to the butler's pantry and you have a built in convection microwave, overhead cupboards and shelving
- Heating & cooling is taken care of with ducted reverse cycle air conditioner and quality ceiling fans in every room
- A European Thorma fireplace efficiently keeps the house warm during winter and the heatbank keeps the warmth into those cold mornings
- Open plan lounge dining and kitchen with amazing views to the Murray river with large double glazed sliding doors to the expansive deck
- Coffered ceiling to lounge and dining, built-in quality ceiling speakers for your music in lounge and outside deck
- No expense has been spared in this home; Hybrid floors for easy cleaning, quality carpets to bedrooms, double glazed windows, wireless NBN, and 3 phase power to house and garage
- Near the house is a massive unbelievable shed to keep your man happy measuring 15m x 9m with 3 parking bays for your boat and cars, two doors have remote and third door is sliding with 3.2m to gutter height, there is plumbing provision for future toilet and sink, and Hibay LED lights inside and out offer plenty of lighting for your parties
- Save on your energy bills with a 15kw Fronius three phase inverter and a 10kw Sonnen battery on site
- Two large rainwater tanks collect water from a large catchment area, there is a biocycle septic system and connection to the local River Murray water scheme
- Gardening is low maintenance with salt and pepper stones front and back of home with plants, lawn and trees watered using a Hunter programmable system
- Property is fenced all around to keep the children and pets in check!
- A pontoon with a registered river licence is at the bottom of the cliff for mooring and all your river boat activities, local boatramp and BBQ is only a 2 min drive away
- Perfectly located just 40min drive upstream from Mannum
- Front Workshop: Huge workshop off Hunter Road ideal for a business or to store all your river toys, or convert it to accommodation (subject to Council approval) - the possibilities are endless
- Previously run as an electrical & hardware business and a mechanics workshop before that, with an office room that has commercial windows to see the front of the shop, and solar split system air conditioner to keep you cool and warm
- Large roller door with 3m clearance allows you to fit large boat or caravan etc.
- Many rooms throughout complete with shelving and storage
- Evaporative air conditioner in large workshop to keep you cool in summer
- Kitchen sink with hot water, bench to make your lunches, separate shower and toilet and basin, also a 2nd toilet outside
- Security system inside and around the workshop with excellent vehicle access down the side of the workshop and there is plenty of land at the back to fit your equipment, trucks, shipping containers and more
- Note: A Plan of Sub-division has been lodged with PlanSA to separate the workshop property from the new house

development, this may provide the opportunity to purchase/sell/develop them separately (subject to Council approval)  
Expressions of Interest by 5pm Friday 20th December (unless sold prior)

Disclaimer: Please note that all the information that has been provided for this property has been obtained from sources we believe to be accurate. We cannot guarantee the information is accurate and we accept no liability for any errors or omissions- including, but not limited to the property's land size, boundary locations, floor plans and dimensions, build size, building age, condition and or any other particulars. Interested parties should always make their own inquiries and obtain their own legal and financial advice.