

# 7 Holloway St, Donovans, SA, 5291

## House For Sale

Tuesday, 31 December 2024



7 Holloway St, Donovans, SA, 5291

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 1297 m2**

**Type: House**



Al Lamond  
0418849266



Ben Ransom  
0400870362

## BRAND NEW RIVERSIDE RETREAT – WITH SHEDDING

Nestled on the banks of the stunning Glenelg River, the quiet village of Donovans offers the gentle rhythm of the river and the soothing whispers of the nearby sea.

Donovans is more than just a location - it is an experience, a sanctuary, a lifestyle where time stands still, and nature's beauty of the surrounding landscape and pristine National Park with all its wildlife will embrace you. A rare blend of a stress-free, harmonious lifestyle and a magnificent brand-new home in a blissful location. A retirees paradise or relaxed family lifestyle retreat.

The crisp white modern contemporary coastal look of this home will be love at first sight. Consisting of four generous size bedrooms, master bedroom has walk-in wardrobe and ensuite bathroom. Bedrooms two, three and four contain built in robes. There are multiple living zones, open concept main living as well as separate more intimate spaces for quiet relaxation or children's play.

Neutral tones and textured tiles to the kitchen and bathrooms are a playful yet gentle style balance while the hybrid timber look vinyl plank flooring is a robust complement.

Additional features to this home include butler's pantry nook for additional kitchen storage, ducted reverse cycle air-conditioning, double-glazed glass sliding doors opening to extend the living to the outdoor covered alfresco.

The ensuite includes a separate, enclosed toilet with its own private door, offering added privacy and functionality within the space. The beautiful main bathroom also includes a semi free standing bath, separate shower and modern vanity.

Double car garage under main roof with internal access and remote opening panel lift door plus a 15m X 9m with 3m clearance, three bay colorbond additional shed.

Set on 1,297 square meters of flat land, with budding new landscaping, 60,000 litres of rainwater and a bore.

What truly sets this coastal river retreat apart is the connection to its environment. Whether it's kayaking on the river, relaxing on the jetty and throwing in a line, taking a boat ride, exploring the native wilderness or simply enjoying an alfresco dinner and watching the setting sun, every experience here is an invitation to reconnect with the natural beauty of the world around you. It's guaranteed that any time spent here will feel more like a vacation in luxurious comfort than everyday living.

### Extra Information:

Council Rates / \$2,250.05 p/a

No Mains Water Connection

Emergency Services Levy / \$93.40 p/a

Land Size / 1297m<sup>2</sup>

Council / District Council of Grant

Zoning / Township

### Disclaimer:

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. Please read the Consumer and Business Services Form R7

[http://www.cbs.sa.gov.au/assets/files/form\\_r7\\_warning\\_notice.pdf](http://www.cbs.sa.gov.au/assets/files/form_r7_warning_notice.pdf) in reference to any financial or investment advice contained within this communication. Liability limited by a scheme approved under Professional Standards Legislation.