

16 Cod Court, Wongulla, SA 5238



Residential Land For Sale

Tuesday, 31 December 2024

16 Cod Court, Wongulla, SA 5238

Type: Residential Land



Dave Stockbridge
0413089910



Steve Spurling
0421571682

Auction

A truly outstanding and unique once in a lifetime offering! With an unexpected opportunity. On the market for the first time ever this very unique river fronted allotment boasts an intriguing history.... Nestled well away from the hustle and bustle, this small community is secreted away from the rest of the world with only a handful of neighbouring allotments. Located on the Adelaide side of the mighty Murray River with an easy commute from the city, a stunning riverfront location, with sensational views of Limestone cliffs opposite and down river towards Walker Flat, with Jetty, and a public boat ramp 1 minute (300 metres) away at the other end of the private No Through Road. Held by the one family since the land title was established, the once young couple had a school best friend who married the farmer who held the land from the top road to the river, so they visited and camped by the river indulging in all that such a location offers, sharing many great times with their friends boating, exploring and skiing. Eventually the farming family invited them to build a structure to stay in rather than bring everything to camp, and so the original first river front shack of Wongulla was built in the 1950s. In time the land was offered to them to buy so that they could continue to enjoy the location with their young family, with the security that even in the event the farm was ever sold, it would remain theirs. And so, in 1966 the 499 Year Private Lease was formed, creating the strip of only 8 allotments along the river with this one, the most northerly having an inseparable attached Licence to Occupy over the Crown land immediately to the north along the river's edge. The additional area provides 'LOADS' of additional space that naturally extends from the boundary of this title, all for a small annual fee of \$230 (approx.) This family has thoroughly enjoyed the unique rivertime experiences over 6 decades and truly cherish the many special moments that have been made, but now the decision has been made that it is time to pass the baton on to a very lucky someone.. Having sadly lost the original shack a number of years ago from a fire in a neighbouring property, to rebuild brought with it a range of new specifications that made the construction of a genuine old style shack impossible, and so that idea gave way to a much more substantial and modern design. Rather than rebuild with their new vision, the vendors have decided to provide their FULLY APPROVED PLANS, with the DEPOSIT having already been PAID on this attractive CUSTOM DESIGNED KIT HOME contract, which could fast track the river life, saving time and money. They also appreciate that someone may have their own vision for the future of this property with their own dream build in mind, so this is a truly rare opportunity with unexpected OPTIONS. Here is the brief once only opportunity to make this yours and to create the ideal place to retire and relax or that ultimate escape from the rat race, to recharge your batteries and save your mental health. This property warms the heart and soothes the soul, with an east facing panorama unlike any other with it's secluded position nestled at the end of the private road, it can never be built out and the northerly aspect offers uninterrupted views over the extra licenced land upriver towards Swan Reach. This once green oasis won't take long to restore as the allotment already has full compliant power box with connection in place as well as river water intake line, connect a water pump and you can revive the existing grass, re-seed or lay new turf. If you are a fan of water sports or simply seek a more relaxed pace, you will adore sharing this gorgeous slice of paradise with those you love most. The tranquility in the morning, the amazing birdlife through the day, the sounds of laughter in the distance in summer sunshine and the crackling warmth of the campfire in winter will all form the back drop to your new life here at Wongulla. It is now your turn to experience the magic of the misty winter mornings as the sun rises and you hear the captivating billowing of the magnificent musical horns of the 'River Murray Princess' bouncing off the spectacular limestone cliffs as she emerges from the fog with her paddlewheel turning, creating a picture perfect postcard moment that will remain with you forever. There will be a million other moments that make special memories such as this and that you can then recall at night around the glowing campfire, telling tales of adventure, fun and wonder, so what are you waiting for? - - - - - DON'T MISS OUT. This is one of the most tightly held areas of riverfront in the State so grab this one in a lifetime opportunity to secure this irreplaceable allotment which you can love, cherish and enjoy forever..... BE THE ONE!!