



Property ID 12565112903

Walker Flat 5056 ANGAS VALLEY ROAD

Stunning Riverfront Home in a Prime Location, Live the Dream!

For Sale

\$995,000

5 3 2

- Simply the best in river living, a huge 5 bed shack situated in arguably one of the finest locations on the Murray River!
- Professionally built high quality steel & timber frame freehold property with sweeping lawns down to the water's edge, with tie-up pole for the boats and handy ski beach
- Framed by the majestic towering caramel and ochre cliffs opposite, this really is the ultimate in river living
- Just imagine the amazing lifestyle, the fabulous holidays, the water ski-ing or just kicking back and relaxing in this delightful Murray River luxury home
- Huge open plan living space featuring a solid timber floor with ample room for dining, lounge sofas and armchairs, and all enhanced with bi-fold doors balcony doors and plenty of natural light
- Spacious kitchen with solid stone benchtops, and bi-fold servery to the hard-plumbed BBQ and balcony
- 5 large bedrooms, the main with walk-in robe and ensuite, balcony access and river



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views. Bedroom 2 is huge with room for two double beds or plenty of bunks; Bedrooms 3 & 4 have built-in robes and bed 5 is yet another double

- Family bathroom with shower, bath and vanity, separate wc, and additional shower room downstairs too
- Fabulous timber decked balcony stretching across the front of the shack giving beautiful views of the lawns, river, birdlife and those wonderful cliffs
- Huge concreted ground floor with laundry and separate bathroom alongside the huge boat shed, ideal for cars, boats, watercraft and accessories, tools and storage. Roller door access front and back
- Ducted evaporative air-conditioning, hard-plumbed gas connection for heating, fully insulated throughout. 5 Star energy rating
- Mains power, high-quality electric Hot Water System, STED scheme, 3kW Solar System. Satellite TV, Wired sound system
- Rainwater tanks (22,000 litres), partially underground and pumped to the shack. River Water licence available for transfer (500kL). Dual system plumbing with switchable valves and filtered
- Walker Flat is just over an hour's drive from Adelaide, 40 minutes from The Barossa and 20 minutes from Mannum; and you have the ferry nearby along with the local store just a few minutes' walk away
- This property occupies 465m² and is also known as 8 Kiosk Drive. Council rates c \$3,771pa. Genuine enquiries welcome. Viewings by appointment only.