






441 Murbko Road, Murbko

A Rare Riverland Lifestyle Opportunity

Open via Private Inspection

Welcome to 441 Murbko Road, Murbko, where you can escape the hustle and embrace the peaceful Riverland lifestyle. A charming acreage property positioned just moments away from the riverfront, whether you're searching for the perfect weekend retreat, lifestyle change or forever family home, this property offers space, comfort and endless potential.

Set on an impressive 1.75ha (approx.), the home features three generously sized bedrooms, with both the master suite and second bedroom complete with built-in robes. Outdoor roller shutters have also been installed to the front-facing rooms, providing added privacy, comfort and security. There are two bathrooms, one completely updated and modernised under the main roof and the second being a detached outdoor bathroom, ideal for extended families or guests. Offering two separate living areas, this home has been designed for relaxed family living, while reverse cycle ducted heating and cooling throughout, along with ceiling fans throughout the home ensures year-round comfort. The updated kitchen, bathroom and laundry blend contemporary convenience with warmth and charm.

3  2  4 

FOR SALE
\$689,000 - \$749,000

VIEW
By Appointment

AGENTS
Brianna Stopps
0437 969 863
briannas@ljhsales.com.au

AGENCY
LJ Hooker Property Specialists Gawler |
Barossa
(08) 8522 3311

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Step outside into the rear yard and enjoy the expansive undercover entertaining area overlooking the beautifully established gardens and thriving veggie garden, creating the perfect space to entertain all year round. With ample shedding, extensive rainwater storage and 3KW solar already in place, this property is well equipped for practical rural living.

Things we love:

- 1.75ha allotment in a peaceful Riverland setting.
- Close proximity to the riverfront.
- Ideal weekend getaway, lifestyle property or forever home.
- 2 bathrooms including a detached outdoor bathroom.
- Updated kitchen with modern finishes.
- Modernised bathroom and laundry.
- Two separate living areas.
- Ducted heating and cooling for year-round comfort.
- 3KW solar system.
- Expansive undercover entertaining area.
- Beautifully established rear gardens.
- Ample shedding & extensive rainwater storage.

Enjoy the very best of Riverland living with the Murray River just moments away, offering endless opportunities for boating, fishing, skiing or simply unwinding by the water. A peaceful lifestyle filled with space, serenity and weekend adventures awaits at this incredible Murbko property.

For further information or to make time to inspect, please contact Brianna Stopps on 0437 969 863.

CT/ 5429/569

Year Built / 1986

Internal Living / 147m² (approx.)

Land Size / 1.75HA (approx.)

Local Government / Loxton Waikerie

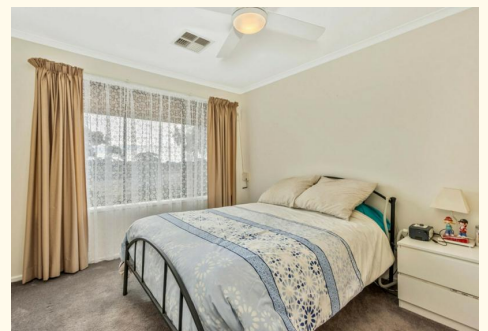
All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 343733

MORE DETAILS

Property ID 1W35G54
Property Type House
House Size 147 m2
Land Area 1.75 hectare
Including Ducted Cooling
Ducted Heating
Toilets (2)
Dishwasher
Outdoor Entertaining
Workshop
Built-in-Robes
Secure Parking
Fully Fenced
Solar Panels
Water Tank
Solar Hot Water

Brianna Stopps 0437 969 863
Sales Specialist | briannas@ljhsales.com.au

LJ Hooker Property Specialists Gawler | Barossa (08) 8522 3311
26 Adelaide Road, GAWLER SA 5118
gawlerbarossa.ljhooker.com.au | gawler@ljhsupport.com.au



411 Murbko Road,
MURBKO



Living: 124.105Qm
Verandah: 33.852Qm
Pergola/Carport/Garage: 130.959Qm
Shed: 180.052Qm
TOTAL: 468.968Qm

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.