



52 Mundoo Channel Drive, HINDMARSH ISLAND, SA 5214

Waterfront Living with a Relaxed Coorong Vibe

Perfectly positioned along the tranquil waters of Mundoo Channel – the gateway to the stunning Coorong National Park – this charming waterfront retreat captures the very essence of island life. Whether you're fishing, boating, kayaking or simply relaxing by the water, every day here feels like a holiday.

Currently operating as a highly successful Airbnb with a proven track record of strong returns (over \$45,000 last financial year and growing), this property presents a fantastic opportunity to invest in a thriving coastal lifestyle while enjoying the flexibility to use it yourself in between.

Once a humble fisherman's shack, the home has been beautifully transformed into an inviting waterside oasis. Light-filled and welcoming, the solid brick residence features:

- 2 generous bedrooms
- A fresh new kitchen and bathroom
- Open living area with raked ceilings, large windows and dining space
- Second toilet for added convenience

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 26P1500

SALE DETAILS

\$875,000

CONTACT DETAILS

Elders Goolwa

9 Cadell Street

Goolwa, SA

08 8555 3511

RLA: 213003

Lucas Bradley

0438 404 492

- Fresh and inviting decor and a genuine feeling of warmth

A standout feature is the outdoor living space, providing fully equipped outdoor kitchen under a paved, semi-enclosed pergola, the perfect place to cook up your day's catch while soaking in the picturesque waterfront views. Protected from the prevailing breezes, here is a comfortable space you can enjoy year-round.

A dedicated fish cleaning bay and easy-care landscaping make this the ultimate "lock up and leave" getaway, while the spacious 3-bay garage provides ample room for vehicles, boats and holiday toys. Approx. 65,000L of rainwater services the property and a secure, well-fenced yard keeps pets and children safe.

Enjoy the luxury of your own private jetty for mooring the boat, with the public ramp just metres away for extra convenience. From here, the waterways of the Coorong, Goolwa, and the Southern Ocean are yours to explore.

The property is being sold on a Walk In / Walk Out basis (including all furniture, electrical appliances, kitchen contents, and island themed wall-hangings) and the Vendor is happy to pass on the Airbnb listing allowing you to carry on this successful holiday rental.

*The asking price will include a share in Kumarangk Pty. Ltd. "Association Freehold" giving you peace of mind and long-term security.

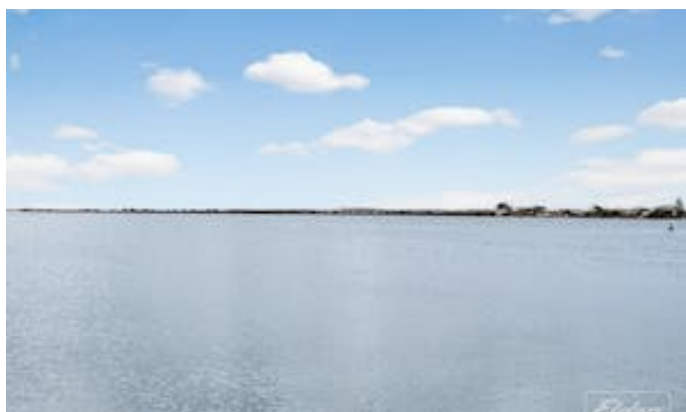
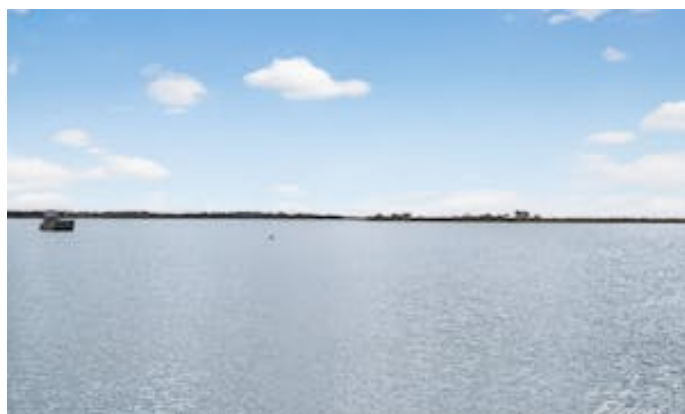
Waterfront properties like this â## combining income, lifestyle and location â## are a rare find.

Contact Lucas Bradley on 0438 404 492 for further details or to arrange your viewing.

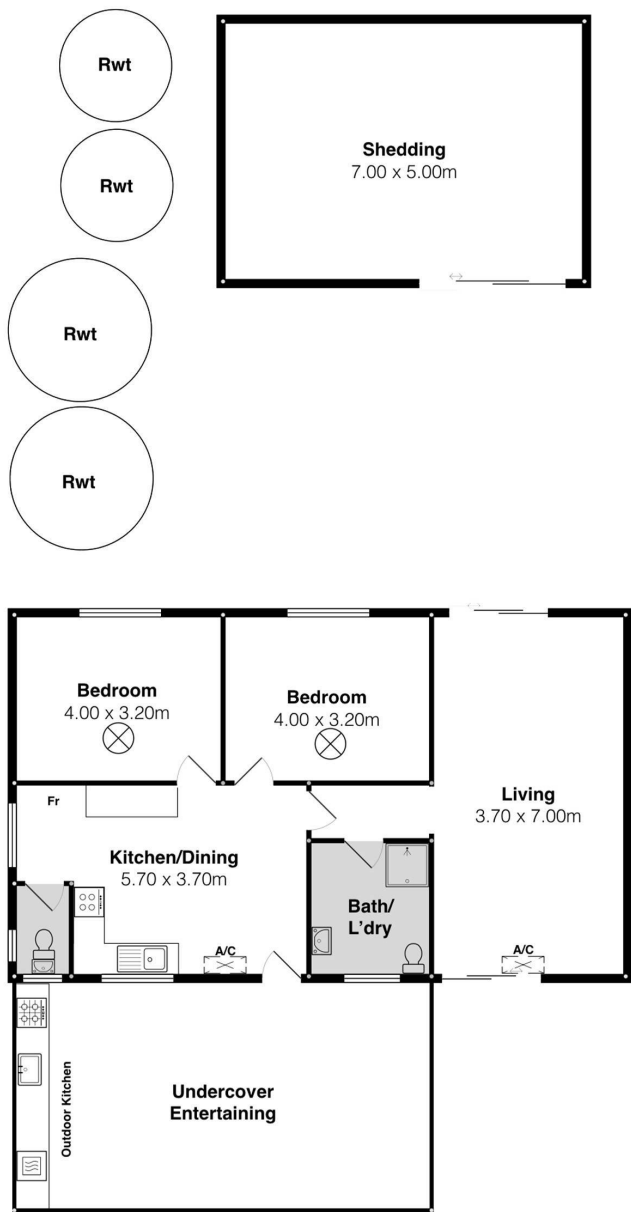
- Bedrooms: 2
- Bathrooms: 1
- 3 car garage











52 Mundoo Channel Dr, Hindmarsh Island

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.



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