



10180 Goyder Highway, TAYLORVILLE, SA 5330

Sunrises, Sustainability & Space – A Rare Cliff-Top Retreat

Elders Real Estate is proud to welcome to the market this stunning riverfront oasis, perfectly positioned to take in the spectacular, uninterrupted views of the mighty River Murray.

Set high on the majestic cliffs of the Murray, this remarkable 1-hectare property offers a rare opportunity to enjoy complete peace and privacy in one of the most breathtaking natural settings you'll find. Every day begins with panoramic river views and ends with golden sunsets over the water. It is a lifestyle that brings you closer to nature, where the pace is slower, and the beauty is constant.

Completely off-grid, this home supports a sustainable way of living without compromising comfort. A 7.5kW stand-alone solar system with inverter powers the home, supported by a 40,000-litre rainwater tank and a 10,000-litre river water tank with irrigation pump and a valuable water license, allowing you to pump directly from the river. It's an ideal setup for those seeking independence and eco-conscious living in a truly special location.

Originally built in 2000 by respected local builder Andrew Centofanti, the home was designed ahead of its time, offering generous open spaces and smart functionality

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: 300P179613

SALE DETAILS

\$649,000 - \$699,000

CONTACT DETAILS

Barossa

127 Murray Street
Tanunda, SA
(08) 8562 2883
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Teri Wenske

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throughout. The layout centres around a spacious open-plan living, dining, and kitchen area, with expansive windows wrapping the space, ensuring the river is always in view, no matter where you are.

The well-equipped U-shaped kitchen offers excellent storage with a corner pantry, under-bench cabinetry, and extensive bench space, plus gas cooking facilities â## making it as practical as it is welcoming.

The master bedroom features built-in robes, a ceiling fan, and large windows that let the morning light and the calming sounds of native wildlife pour in â## a beautiful way to start each day. Two additional bedrooms offer flexibility for family or guests.

Comfort is guaranteed year-round, with a slow combustion wood heater keeping things cosy in winter and ducted evaporative air conditioning for summer.

Step outside to a private courtyard, ideal for outdoor dining or simply relaxing with a view. The entire hectare is fully fenced, giving you security and peace of mind, while the natural surroundings provide an ever-changing landscape to enjoy.

This is a truly rare chance to secure your own private escape in Weston Flat, whether you're seeking a permanent home, a weekend retreat, or a unique riverfront lifestyle that embraces both beauty and sustainability.

Don't miss this exceptional opportunity to live life differently, in tune with the land, the seasons, and the stunning River.

Key Property Features:

- Breathtaking, uninterrupted views of The Murray River
- Elevated 1-hectare fully fenced allotment
- Off-grid living with 7.5kW solar system and inverter
- 40,000L rainwater tank
- 10,000L river water tank with irrigation pump
- Valuable water license â## pump directly from the river
- Council: Mid Murray Council
- Council Rates: Approx. \$2,268 per annum
- Zoning: RU Rural
- Local Government Description: Residential

Disclaimer:

We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Elders Real Estate RLA62833

- Land Area 1.001 hectares
- Building Area: 152.00 square metres

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- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Double carport









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TAYLORVILLE



Living:	149.37SQM
Shed:	26.09SQM
Verandah:	41.04SQM
Pergola:	53.33SQM
Entertaining:	22.08SQM
TOTAL:	291.91SQM

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