



3361 Jervois Road, WELLINGTON, SA 5259

Riverfront Living At Its Finest – A Rare Slice Of Paradise

- 5 Bedrooms, 3 with built-ins
- Open plan kitchen/dining/lounge
- Enclosed outdoor entertaining area
- 3-Way bathroom plus 2nd toilet
- Slow comb heater & split system air conditioners
- New internal re-paint
- 6KW solar system, outbuilding with bunkhouse
- Rainwater plumbed to house plus river water
- Double garage & carport
- 2,100sqm freehold river frontage with car access
- Gently sloping grass to sandy ski beach

TYPE: For Sale

INTERNET ID: 300P185452

SALE DETAILS

**\$1,200,000 -
\$1,300,000**

CONTACT DETAILS

Murray Bridge
93 Railway Terrace
TAILEM BEND, SA
08 8572 8006
RLA: 62833

John Robinson
0409 609 457

- Retained riverfront & licensed jetty
- Short walk to the iconic Wellington Hotel

If you've ever dreamed of waking up to the gentle lapping of river water just metres from your door, this extraordinary property could be your forever home-or your ultimate getaway.

Positioned on a generous 2,100sqm freehold riverfront allotment, this home offers direct car access to your own sandy ski beach. The riverfront is beautifully retained and includes a licensed jetty, making it the perfect playground for boating, skiing, or simply soaking in the serene views with a drink in hand.

Inside, the home is equally impressive. With five spacious bedrooms-three featuring built-in robes-it easily caters to large families or groups of guests. The open-plan kitchen, dining, and lounge area invites relaxed living, while a slow combustion heater and split-system air conditioning ensure year-round comfort. Step outside to a fully enclosed outdoor entertaining area, ideal for long lunches, summer barbecues, or quiet evenings under the stars.

A recently completed internal repaint brings a fresh, modern feel throughout. The practical layout includes a convenient three-way bathroom plus a second toilet, making entertaining and everyday living seamless.

Sustainability hasn't been overlooked either. A 6kW solar system keeps energy costs low, and both rainwater and river water are plumbed to the house, supporting an eco-conscious lifestyle. An outbuilding featuring a bunkhouse adds flexibility-whether it's extra accommodation, a hobby space, or a retreat for kids.

Storage and vehicle space are abundant, with a double garage, carport, and plenty of room to store boats and toys for river adventures. All of this is just a short stroll from the iconic Wellington Hotel, a local institution and a perfect spot to enjoy a meal or catch up with friends.

Whether you're seeking a family haven, a luxurious holiday escape, or a lifestyle change with unbeatable riverfront access, this property delivers on every level.

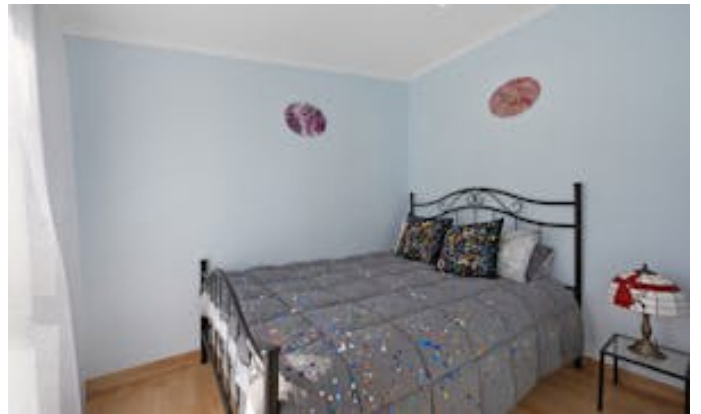
Inspection is strictly by appointment-because once you see it, you won't want to leave.

Contact John Robinson on 0409 609 457 to arrange your private viewing.

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

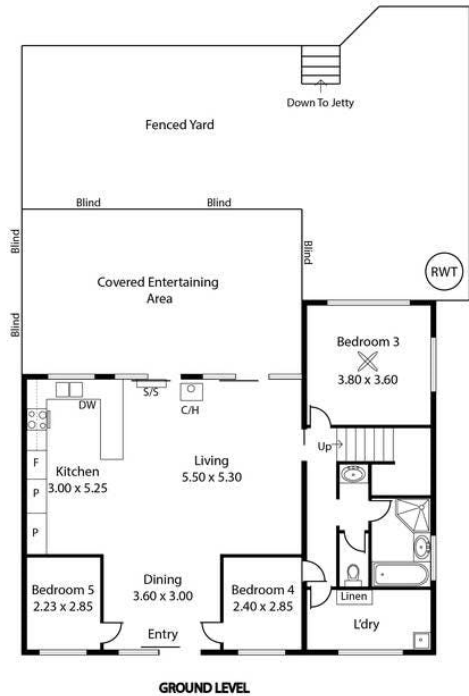
- Land Area 2,100.00 square metres
- Bedrooms: 5
- Bathrooms: 1
- Car Parks: 2





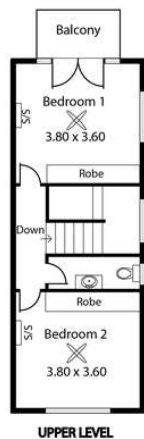


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WELLINGTON



Living:	165.00 sqm
Balcony:	3.60 sqm
Ent. Area:	43.86 sqm
Carport:	28.56 sqm
Garage:	48.36 sqm
Shed/Storage:	43.40 sqm
Total:	332.78 sqm

This Drawing is for illustration purposes only.
Not To Scale. All measurements are internal and approximate.
Details intended to be relied upon should be independently verified.
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UPPER LEVEL

