

## 34 Paddlesteamer Drive, MILANG, SA 5256

UNDER CONTRACT BY SYLVIA JEMSON-LEDGER

Milang, South Australia â## A Rare Waterfront Treasure

Welcome to Milang â## a rare gem nestled on the shores of Lake Alexandrina, one of South Australia's most tranquil and picturesque river towns. Just over an hour from Adelaide, Milang is a charming village that combines the serenity of country life with the magic of waterfront living. This is not just a property-it's a lifestyle opportunity like no other.

### The Best Views on the River

Set in arguably the most scenic location on the Murray River system, this unique property offers sweeping 180-degree water views and direct access to the lake. Whether you're relaxing on the front veranda or watching the sunset glisten off the water, this home provides a front-row seat to the beauty of the natural world.

### Your Waterfront Wonderland

This rare offering includes two titles:

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:** 300P186025

### SALE DETAILS

**U/CONTRACT BY**  
**SYLVIA**  
**JEMSON-LEDGER**

### CONTACT DETAILS

**Sylvia Jemson-Ledger**  
**Hills & Fleurieu**  
0487 301 390

- A waterfront home ready to enjoy as your personal getaway or weekender
- A boathouse at the rear, with potential to further develop into a second dwelling (STCA)

The home boasts a generous lounge, kitchen, and dining space with a sunroom to soak in the ever-changing lake views. There's flexibility to create one to two bedrooms alongside a well-sized bathroom. Split system air-conditioning and carpeted floors ensure comfort year-round. Held under a Crown lease with 47 years remaining, the lease has just been renewed-offering peace of mind and security for years to come.

### A Sanctuary of Peace and Tranquility

If it's peace you're after, Milang delivers. With birdlife in abundance, enjoy the sights and sounds of pelicans, whistling kites, honeyeaters, and swifts-your only neighbors most days. Milang is a sanctuary for both humans and wildlife, perfect for artists, writers, nature lovers, and anyone needing a break from the city grind.

### Unmatched Lifestyle Potential

Picture this: sipping wine on the veranda as yachts sail by in the golden afternoon light. Whether you're entertaining guests or simply relaxing solo, the home's seamless indoor-outdoor flow makes every moment feel like a retreat. Milang also presents a work-from-home lifestyle opportunity-fast becoming one of the most desirable trends in modern living.

### Local Charm & Convenience

Everything you need is within walking distance:

- The historic Milang Jetty
- Boat ramp
- General store and takeaway
- Pub and mini-mart
- Parks and walking trails

Plus, you're just:

- 10 minutes to the Langhorne Creek wineries
- 30 minutes to Strathalbyn or Goolwa
- 10 minutes to the popular Pier 28 restaurant in Clayton Bay

Whether it's kayaking, windsurfing, jet skiing, or just wandering down to fish at the water's edge, this is a true riverfront fantasy

### Don't Miss This Once-in-a-Lifetime Opportunity

Properties with this level of uniqueness, charm, and water frontage don't come along often. Milang offers not just a home, but a whole new way of living-peaceful, picturesque, and perfectly placed.

**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. RLA 62833

- Bedrooms: 1
- Bathrooms: 1
- Car Parks: 2





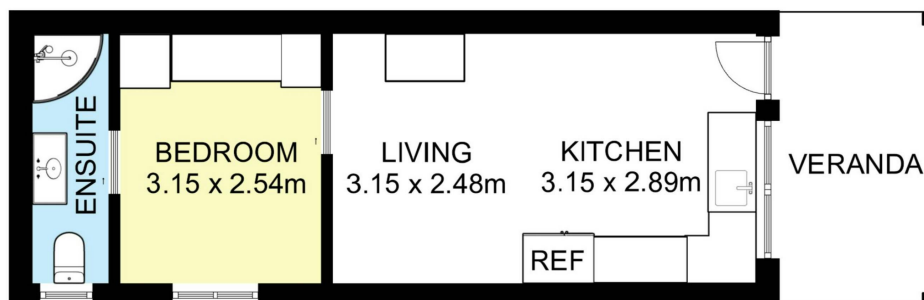












34 Paddlesteamer Drive, Milang

*Elders*