



167 Kuchel Road, MURRAY BRIDGE, SA 5253

74 Acre Homestead with Space, Serenity, Sunrises & Sunsets

Set on 74.4 acres (30 hectares) and only eight minutes from the Murray Bridge town centre, this inviting rural lifestyle property offers an exceptional blend of space, comfort and natural beauty. Perched proudly on a hill, the three bedroom brick veneer home captures breathtaking views over the river cliffs, with glimpses of the Murray River, the iconic bridge and sparkling town lights that shine after dark, accompanied by a magnificent star display overhead. From the front verandah you can watch the sun rise over the cliffs, while from the back verandah you can enjoy sunsets that colour the skies as the day comes to a close.

The property has been held by the current owners for over 30 years and is clearly a well loved home, presented with pride and care. Inside, it feels fresh and homely, having recently been fully repainted throughout and updated with new carpets. The lounge and dining area features polished Baltic pine floorboards, a cosy combustion heater and reverse cycle air conditioning for year-round comfort. The country-style galley kitchen is both practical and charming, with a gas cooktop, dishwasher, timber breakfast bar and plenty of storage. Two of the three bedrooms take in sweeping views across the land and beyond, while a separate study with built-in desk makes working from home easy. The bathroom is well-presented and functional, with a second toilet and a practical laundry adding convenience.

TYPE: For Sale

INTERNET ID: 300P186262

SALE DETAILS

\$1.1m - \$1.2m

CONTACT DETAILS

Murray Bridge

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

Jack Freestone

0435 207 475

Entertaining is a highlight here, with a unique indoor and outdoor timber and stone space that has brought family and friends together for decades. Many memories have been created in this much-loved area, with the games room and bar flowing seamlessly to a paved alfresco complete with a built-in barbecue and traditional "Metters" wood stove. It is the perfect place to relax, celebrate and embrace the lifestyle this special property affords.

The property is well set up for a variety of pursuits, with horse stables, cattle yards, and lean-to storage providing excellent versatility. It is divided into three fully fenced paddocks, ideal for livestock or hobby farming. The gardens are a true feature, with red brick paths, and beautifully landscaped spaces that bring colour and character to the home. With around 96,000 litres of rainwater storage connected to the house, a mains water connection and solar system for added efficiency, the property is practical as well as picturesque.

Lifestyle, space and charm come together in a peaceful setting, with a well-loved rural retreat that is ready to be enjoyed. Properties of this size and quality so close to the town centre are very rare, making this a truly special chance to secure a home to treasure.

For more information or to book a FREE Market Appraisal of your home, please contact Jack Freestone on 0435 207 475.

CT - Volume 5117 Folio 458

Council - Rural City of Murray Bridge

Council Rates - \$3225.64 pa

Zoning - Rural

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

Other features: Area Views, Heating, Toilet Facilities, Window Treatments

- Land Area 30.1 hectares
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 3
- Double carport
- Floorboards



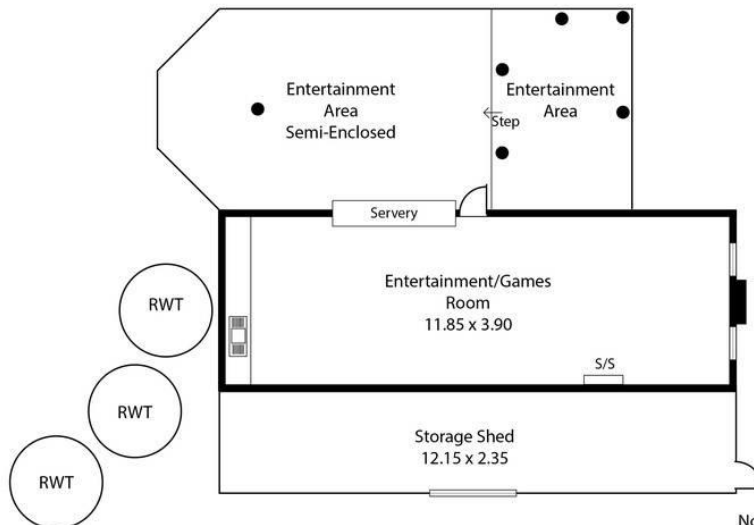
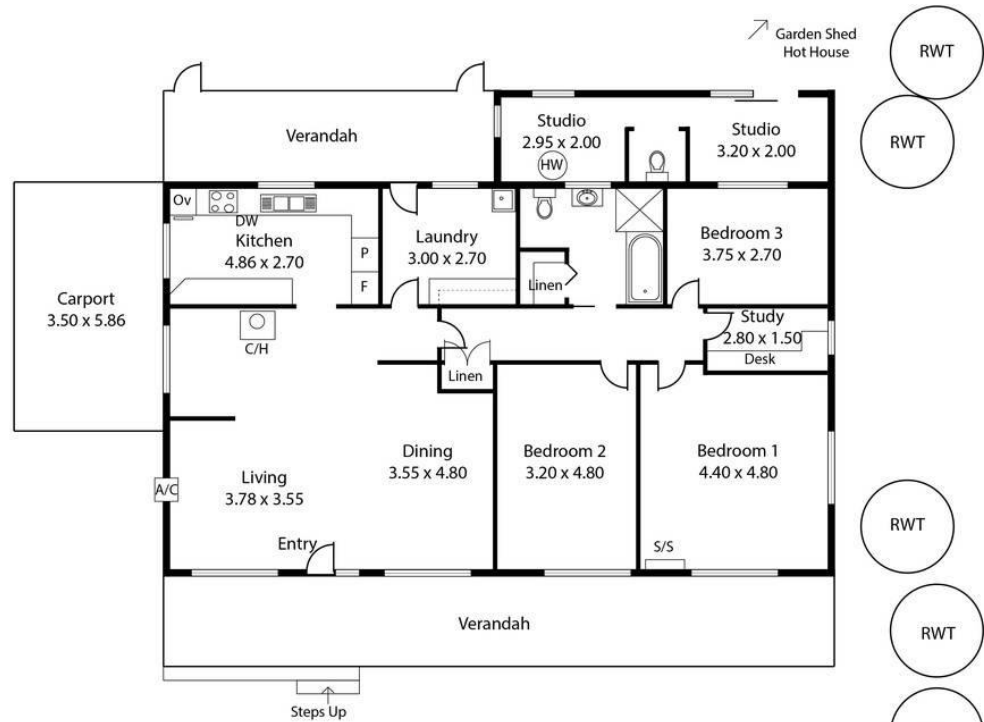






167 Kuchel Road,
MURRAY BRIDGE NORTH

Open Shed
5.90 x 12.14
Shipping Container
2.40 x 12.14
Shed
3.20 x 10.00



Living:	146.94 sqm
Studio:	17.60 sqm
Verandahs:	50.34 sqm
Ent/Games Room:	52.46 sqm
Ent. Area:	59.28 sqm
Carport:	20.51 sqm
Total:	347.13 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.
Produced by Open2view.com