



7 Bluebush Court, MURRAY BRIDGE, SA 5253

Peaceful 13 Acre Nature Retreat

Set against a backdrop of natural beauty, this expansive lifestyle property delivers space, privacy and a peaceful rural setting, with the added benefit of Rural Living zoning and subdivision potential subject to council consent. Spanning approximately 5.44 hectares (13.44 acres), it offers a thoughtfully designed home complemented by exceptional shedding and energy efficient living.

Immersed in native scrub, the property is a true haven for wildlife and nature lovers, where birdlife and natural surrounds form part of the everyday experience and create a serene sense of escape.

A grand entrance via a long driveway leads you to the home, enhanced by an electric gate that sets the tone for the privacy and exclusivity on offer.

Inside, the light filled open plan kitchen, living and dining area is defined by soaring ceilings and a window lined rear wall that captures natural light and frames the surrounding landscape. A split system air conditioner services the main living area, ensuring year round comfort. This central hub flows seamlessly to the rear deck, creating an inviting space for relaxed living and effortless entertaining.

TYPE: For Sale

INTERNET ID: 300P187239

SALE DETAILS

**Best Offer by 28/05/26
(USP)**

CONTACT DETAILS

Murray Bridge
201A Adelaide Road
Murray Bridge, SA
08 8531 9200
RLA: 62833

Jack Freestone
0435 207 475

The well appointed kitchen features stainless steel appliances, ample storage and a spacious butler's pantry, catering perfectly to both daily living and entertaining.

Accommodation includes three bedrooms, with the master suite offering a walk in robe and ensuite. Bedroom two includes a built in robe, while bedroom three is currently utilised as a study, providing flexibility for family living or work from home needs.

Designed with passive solar principles, the home is positioned to maximise winter warmth and reduce summer heat. Wide eaves, window shutters and remote controlled clerestory windows enhance airflow and ensure year round comfort. A 2.7kW solar system supports energy efficiency, while rainwater is plumbed throughout the home for added sustainability.

Outdoors, the property continues to impress with a substantial 7.5m x 12m insulated shed complete with power, water and concrete flooring.

A charming Bali hut sits on the edge of the native scrub, offering a tranquil retreat space perfectly positioned to take in the natural surroundings and abundant birdlife.

The rear deck, fitted with retractable outdoor blinds, provides a versatile entertaining area overlooking established gardens and the natural landscape, delivering a true lifestyle setting.

An undercover fruit and vegetable garden provides a productive and sheltered space for home grown produce, adding to the property's self sufficient lifestyle appeal.

Conveniently located just a short drive from Murray Bridge, enjoy easy access to cafes, restaurants, schools and essential amenities, along with direct access to the South Eastern Freeway providing an easy commute to Mt Barker in approximately 30 minutes and Adelaide in approximately 50 minutes, while returning home each day to your own private rural retreat.

A rare opportunity to secure a versatile lifestyle property offering space, flexibility and outstanding future potential.

For more information or for a FREE market appraisal of your property, please contact Jack Freestone on 0435 207 475.

CT - Volume 6172 Folio 867

Council - Rural City of Murray Bridge

Council Rates - TBC

Zoning - Rural Living

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 RLA 62833

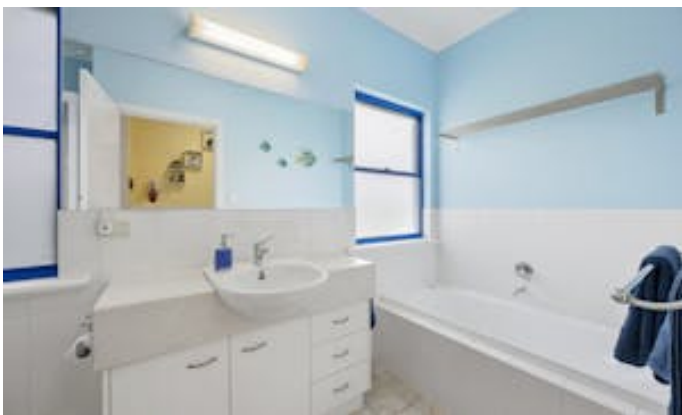
Other features: Security System

- Land Area 5.44 hectares

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.

- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 6

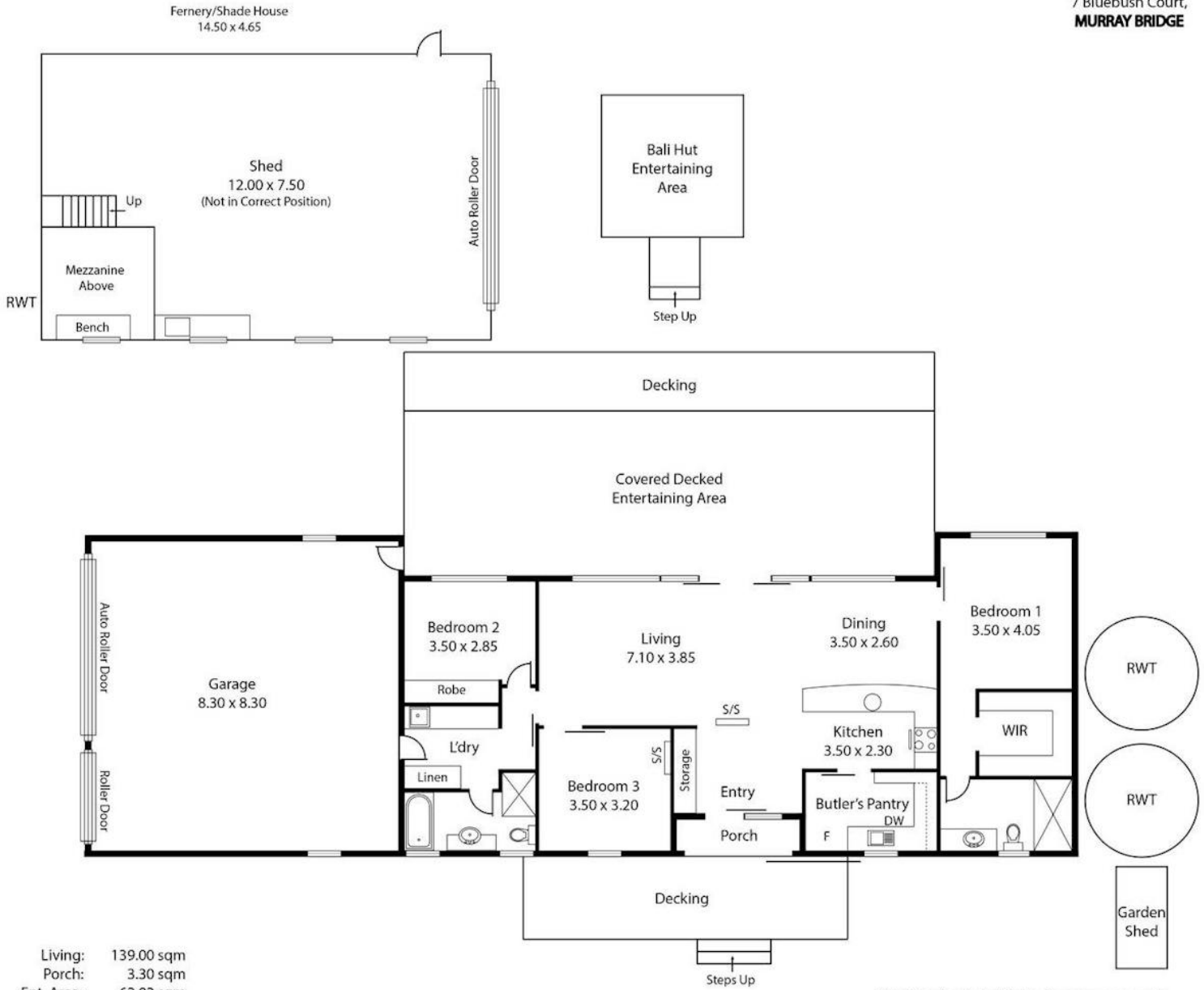








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MURRAY BRIDGE



Living:	139.00 sqm
Porch:	3.30 sqm
Ent. Area:	62.92 sqm
Shed:	90.00 sqm
Garage:	73.95 sqm
Total:	369.17 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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