



## 18706 Sturt Highway, MONASH, SA 5342

### Family-Sized Rural Retreat with Space, Comfort & Country Charm

A lifestyle property designed for family living and rural enjoyment â## this substantial residence set on approx 11.02 ha (27.23 acres) presents a superb opportunity for those seeking space, privacy and versatility in the Riverland.

#### Property Highlights:

- Expansive 5-bedroom home offering generous family accommodation and thoughtful room layout.
- Main bedroom retreat with walk-in robe and private ensuite, ideal for parents.
- Well-appointed open plan living, dining and kitchen, with modern conveniences including induction cooktop, dishwasher, wall oven and pantry.
- Additional study/family space to suit home office or kids' activities.
- Four additional bedrooms with built-in robes and ceiling fans, ensuring comfort for the whole family.
- Outdoor lifestyle focus with a large back pergola extending the living area for alfresco entertaining.

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:** 300P189065

#### SALE DETAILS

**\$710,000**

#### CONTACT DETAILS

**Elders Riverland**

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

**Karen Nash**

0437 236 669

- Functional shedding (approx. 12 m x 6 m) with concrete floor, power, lighting and multiple access points - perfect for vehicles, tools or workshop.
- Irrigated garden beds, rainwater tanks and low-maintenance lawns on CIT water.
- Positioned on a generous acreage allotment, offering tranquillity, space to enjoy the wildlife and surrounding mallee.
- 6.6kW solar panel system, providing energy efficiency and long-term cost savings

Lifestyle & Location:

Set along Sturt Highway within the established community of Monash - a scenic Riverland town with vineyards, horticulture and easy access to Barmera, Renmark and regional services. The property strikes the perfect balance between rural privacy and everyday convenience.

Whether you're seeking a family home with room to grow, a rural retreat or a lifestyle change, 18706 Sturt Highway offers a truly versatile and character-filled property in a highly desirable Riverland setting.

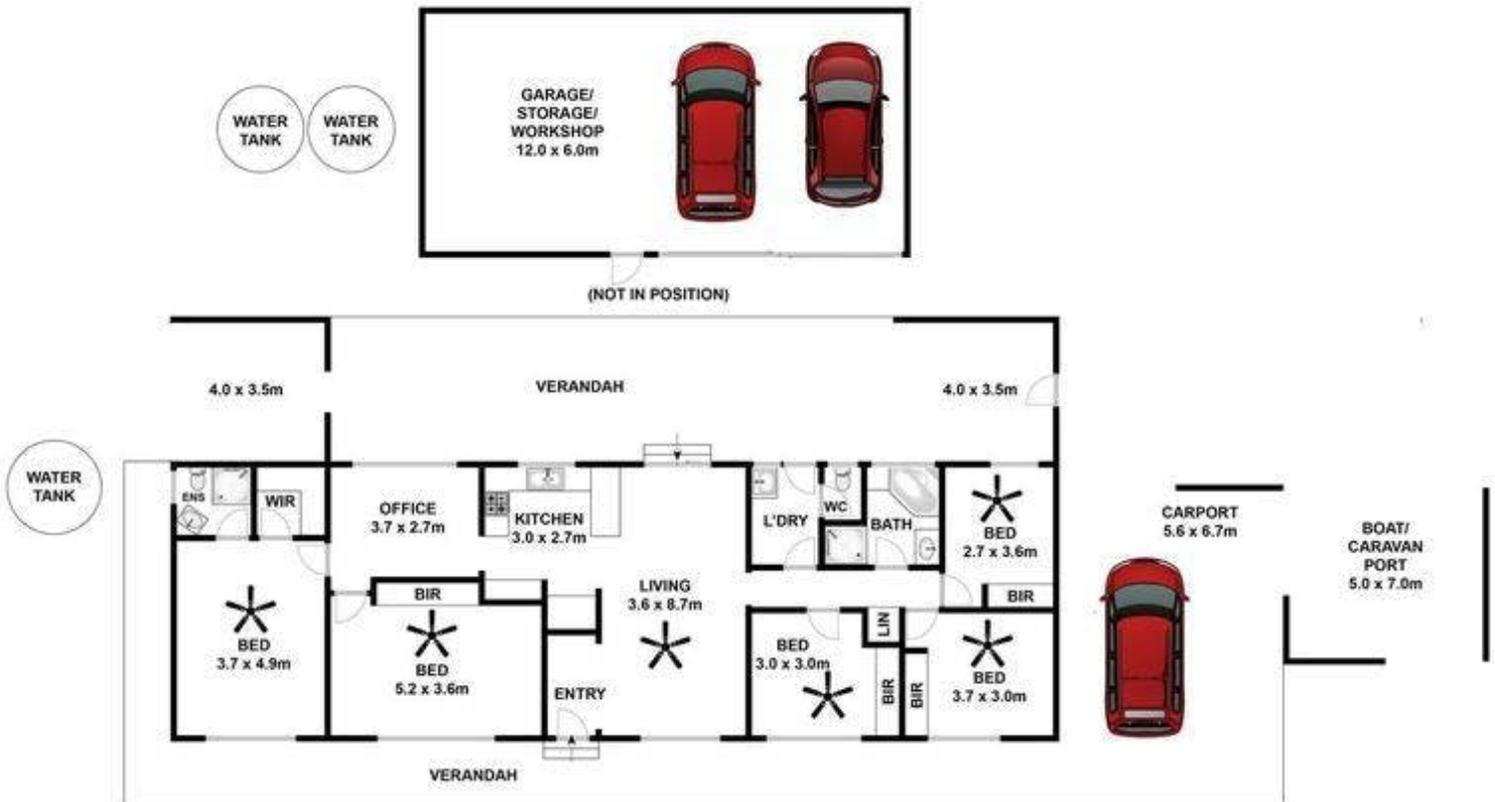
Disclaimer: In preparing this information we have used our best endeavours to ensure details contained herein are true and accurate, however we accept no responsibility and disclaim all liability in respect of any errors, omissions or inaccuracies. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833

- Land Area 11.02 hectares
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 6









Approx House Area 153m<sup>2</sup>

Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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Elders Real Estate