



## 7 Marina View Court, MURRAY BRIDGE, SA 5253

### An Iconic Residence in an Unrivalled Riverfront Setting

Set on an expansive 4,120m<sup>2</sup> allotment, this beautifully unique Tudor-style property offers a rare combination of timeless character, modern comfort and an extraordinary lifestyle location. Positioned adjacent to the Murray Bridge Marina, tranquil wetlands, a council reserve, and capturing stunning, up-close views of the River Murray, this is a home that truly connects you to its surroundings.

A grand sense of arrival is created through the entry foyer, where an elegant chandelier welcomes you inside. The home comprises four generous bedrooms, two featuring walk-in robes and two with built-in robes, while the main bedroom enjoys the added luxury of its own ensuite. Multiple living zones provide flexibility for family living and entertaining, including a formal dining area, a spacious family room and a separate rumpus room.

At the heart of the home is a large kitchen equipped with modern appliances and a walk-in pantry, designed to cater for both everyday living and larger gatherings. Comfort is ensured year-round with reverse-cycle air-conditioning, while tinted, double-glazed windows enhance energy efficiency, privacy and climate control throughout.

Stepping outside, a lovely large pergola offers the perfect space to relax or entertain

**TYPE:** For Sale

**INTERNET ID:** 300P190959

#### SALE DETAILS

**\$1.3m**

#### CONTACT DETAILS

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

**Ali Bolt**  
0437 290 698

while overlooking the easy-care landscaped gardens. The property is exceptionally well equipped, featuring a large garage with power points suitable for EV charging, along with a large lined and insulated room adjoining the shed, ideal for use as a craft room, studio or guest accommodation. Additional sheds provide ample storage and workspace, while sustainable living is supported by a gravity-fed hydroponic shade house, solar power with battery storage, a chook shed, and approximately 70,000 litres of rainwater storage.

Recreation is well catered for with a half concrete tennis court, basketball ring and a golf practice facility, making this property as functional as it is enjoyable. Located in a quiet and tightly held area, this exceptional home delivers space, privacy and lifestyle in one of Murray Bridge's most desirable riverside settings. A truly special offering, this Tudor-style residence is a rare opportunity to secure something genuinely unique.

For more information or for a FREE market appraisal of your property, please contact Ali Bolt on 0437 290 698.

CT - Volume 5082 Folio 872

Council - Rural City of Murray Bridge

Council Rates - \$5089.69 pa

Zoning - Rural Neighbourhood - RuN

#### 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: River Views

- Land Area 4,120.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 8
- Ensuite

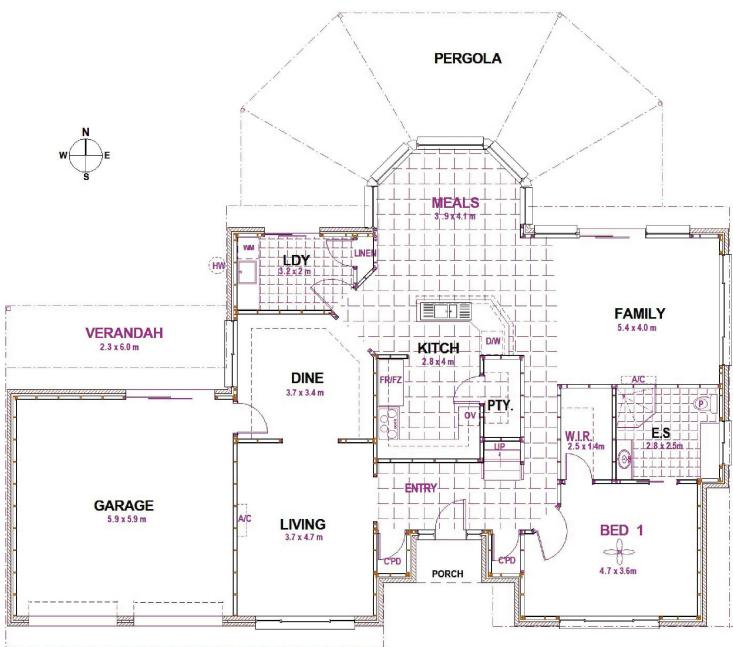




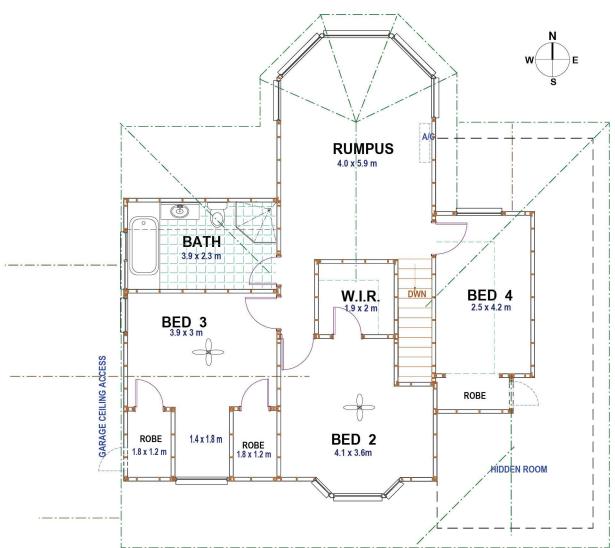
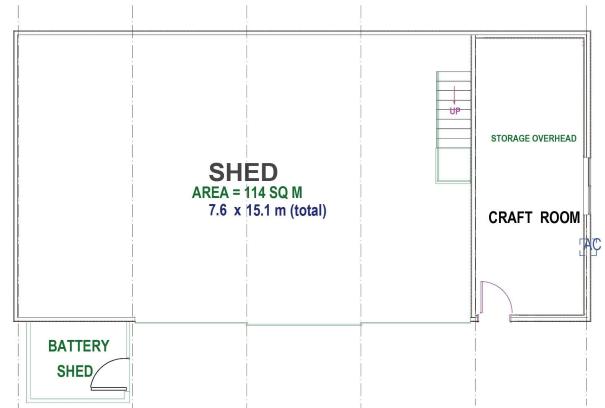


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MURRAY BRIDGE

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.



GROUND FL. PLAN



FIRST FL. PLAN