



46 Murray Street, CALOOTE, SA 5254

Quiet Country Retreat Minutes from the River

Escape the noise and rediscover a slower pace of life in the peaceful riverside community of Caloote-perfectly positioned just 20km from Murray Bridge and 14km from Mannum. This charming property invites you to embrace the simplicity and space that only a true country setting near the River can offer.

Set on a generous 2,024m² allotment, there's plenty of room to breathe, grow, and create your own lifestyle haven. Whether it's a flourishing garden, space for the kids to roam, or room for your weekend toys, this property delivers the freedom you've been searching for.

The home itself is warm and welcoming, featuring three bedrooms, a central bathroom, and a practical kitchen and open-plan dining and living area-ideal for relaxed everyday living. Step outside and you'll find a fantastic entertaining space complete with a gabled roof, perfect for hosting family and friends year-round.

Functionality meets sustainability with mains water connected, rainwater plumbed to the home, and a 6.6kW solar system helping to keep energy costs down. A double carport provides covered parking, with ample additional space for vehicles, boats, or caravans. There's even a garden shed for extra storage.

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: 300P194031

SALE DETAILS

\$550,000

CONTACT DETAILS

Murray Bridge

201A Adelaide Road

Murray Bridge, SA

08 8531 9200

RLA: 62833

Ali Bolt

0437 290 698

Adding to the appeal, you're just a short drive from the Caloote Landing-making it easy to enjoy days by the river, whether it's boating, fishing, or simply soaking in the natural beauty of the area.

This is more than just a home-it's a lifestyle opportunity. Quiet, spacious, and full of potential, it's your chance to return to the simple life without sacrificing convenience.

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

CT - Volume 6032 Folio 874

Council - Mid Murray Council

Council Rates - \$1,556 pa

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

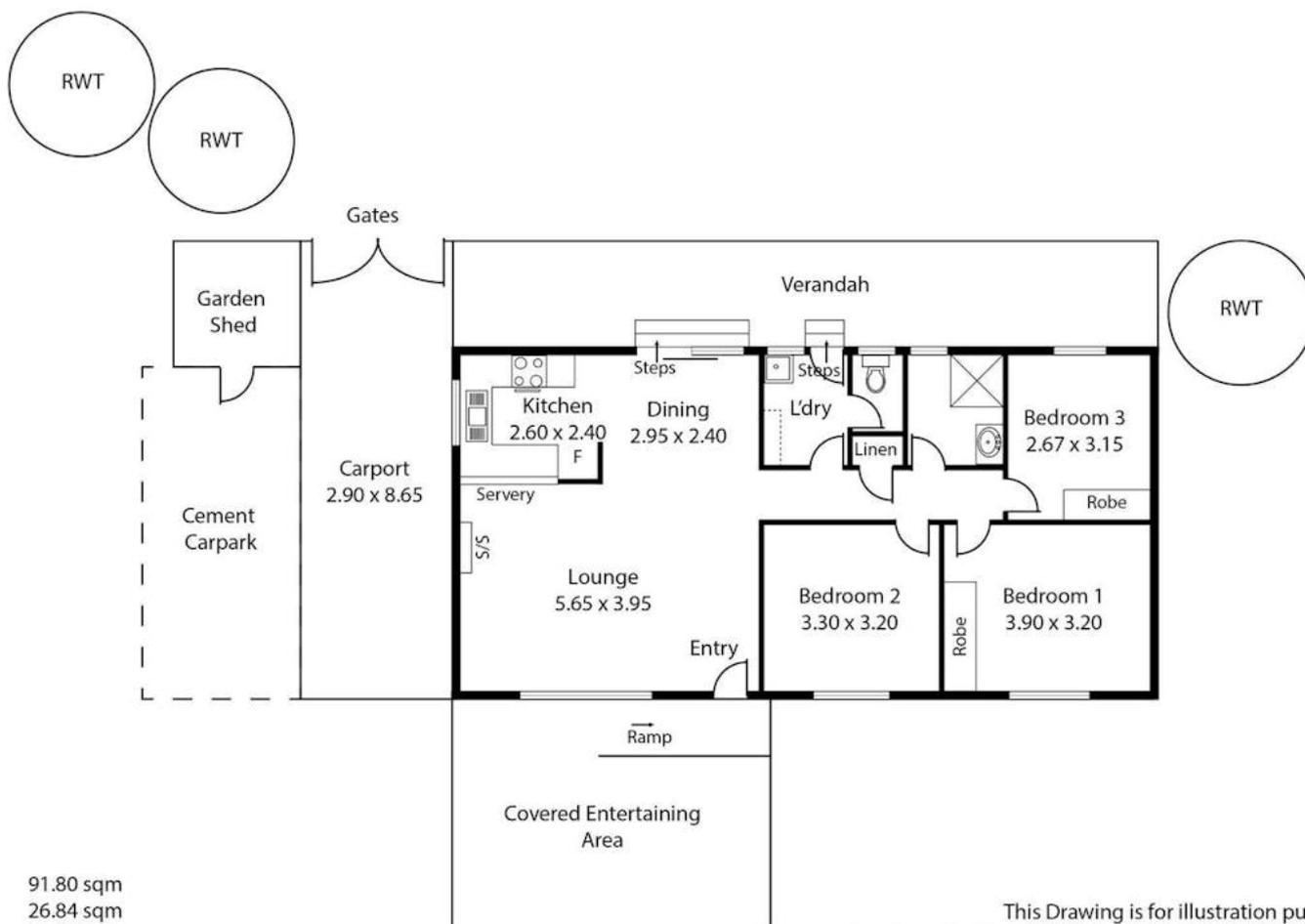
- Land Area 2,024.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 8







46 Murray Street,
CALOOTE



Living:	91.80 sqm
Ent. Area:	26.84 sqm
Verandah:	27.00 sqm
Carport:	25.09 sqm
Total:	170.73 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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