



1704 Stanitzki Road, BERRI, SA 5343

A Rare Waterfront Estate on 194 Acres

Presenting an exceptionally rare and beautifully designed waterfront residence set across approximately 194 acres of breathtaking landscapes, native fauna and the picturesque Gurra Lakes.

This remarkable lifestyle property was thoughtfully designed in collaboration with renowned local builders to create the ultimate waterside estate, perfectly positioned to capture uninterrupted panoramic views across the lake.

From the moment you arrive, the home makes an immediate impression. A formal entry foyer welcomes you and flows seamlessly into the heart of the residence – an expansive open-plan living zone. This generous space is framed by extensive glass, ensuring the breathtaking views across Gurra Lakes remain a constant feature of everyday living.

The kitchen is both luxurious and highly functional, featuring a central island bench, walk-in pantry, wine storage, quality appliances and a thoughtful layout that overlooks the family living space while remaining conveniently positioned to service the dining area. A well-appointed bar area sits alongside the outdoor entertaining zone, creating the perfect setting for hosting family and friends.

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: 300P194116

SALE DETAILS

**Best offers closing the
15th of April**

CONTACT DETAILS

Elders Riverland

2 East Terrace
LOXTON, SA
8588 6066
RLA: 62833

Raphael Liddle
0405 005 138

The recently completed lounge room is another standout feature, highlighted by ceiling glass panels that allow natural light to pour in. Electric shutters provide privacy when desired, while the fireplace ensures warmth and comfort during the cooler months.

The master suite is beautifully appointed and designed for comfort, offering dual vanities, a double shower, separate toilet and a luxurious walk-in robe with abundant storage.

For those working remotely, a dedicated office provides a quiet and practical workspace. A self-contained granny flat offers excellent accommodation for guests or extended family, complete with generous living space, kitchenette and bathroom.

Outdoors, the property has been thoughtfully designed for entertaining and relaxation. The inground pool is surrounded by decking and glass fencing, connecting seamlessly with the alfresco and patio areas which have been perfectly positioned to maximise the sweeping lake views.

A full-size tennis court provides an excellent recreational space for family and friends, complete with lighting for evening matches.

Additional improvements include a substantial 9m x 6m garage/workshop, an Atco hut and a large 9.3m x 11.3m carport providing ample space for everyday parking and storage.

The property gently cascades down to the waterfront where your private jetty offers the perfect spot for fishing, kayaking or enjoying a leisurely boat ride across Gurra Lakes. With significant acreage extending into the water, the property also provides unique camping opportunities and space to fully enjoy this spectacular natural setting.

Positioned in the peaceful rural surrounds of Gurra Gurra, this truly unique estate presents an incredibly rare opportunity to secure a waterfront lifestyle property that perfectly combines space, privacy and luxury.

The property is located within the Gurra Gurra region, situated east of Berri and surrounded by areas including Lyrup and Bugle Hut. Gurra Gurra forms part of a key waterway and wetland system connected to the River Murray, commonly enjoyed for kayaking, fishing and birdwatching. The property is conveniently located just 12 minutes from Berri and 15 minutes from Loxton.

Inspections are by appointment only. Please contact the listing agent to arrange your private viewing.

Method of Sale:

Offered by Best Offers, closing the 15th of April, 2026. All offers and enquiries are to be registered with the exclusive listing agent.

Property Particulars:

Land Size 194 acres approximatley

Built 1989 approximately

Rainwater storage plumbed to house

Domestic SA Water supply

Solar System

Ducted reverse cycle

Split System heating & cooling

Hot Water Gas

Coded alarm system

Lake Water supply

Guest accommodation

Rates:

Council Rates \$730 per quarter

District Council of Renmark Paringa

Torrens Title

Water licence site use approval/domestic licence

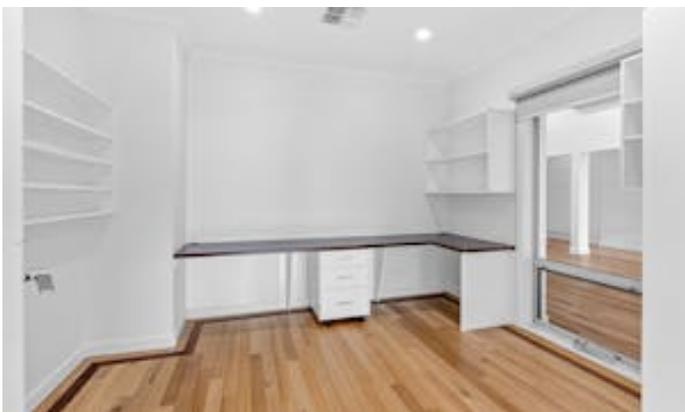
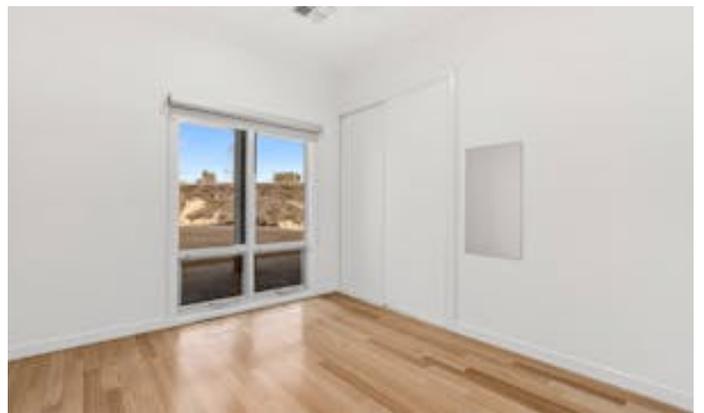
Irrigation Licence

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

Other features: Area Views, Pool, Prestige Homes, Toilet Facilities, Water Front, Water Views

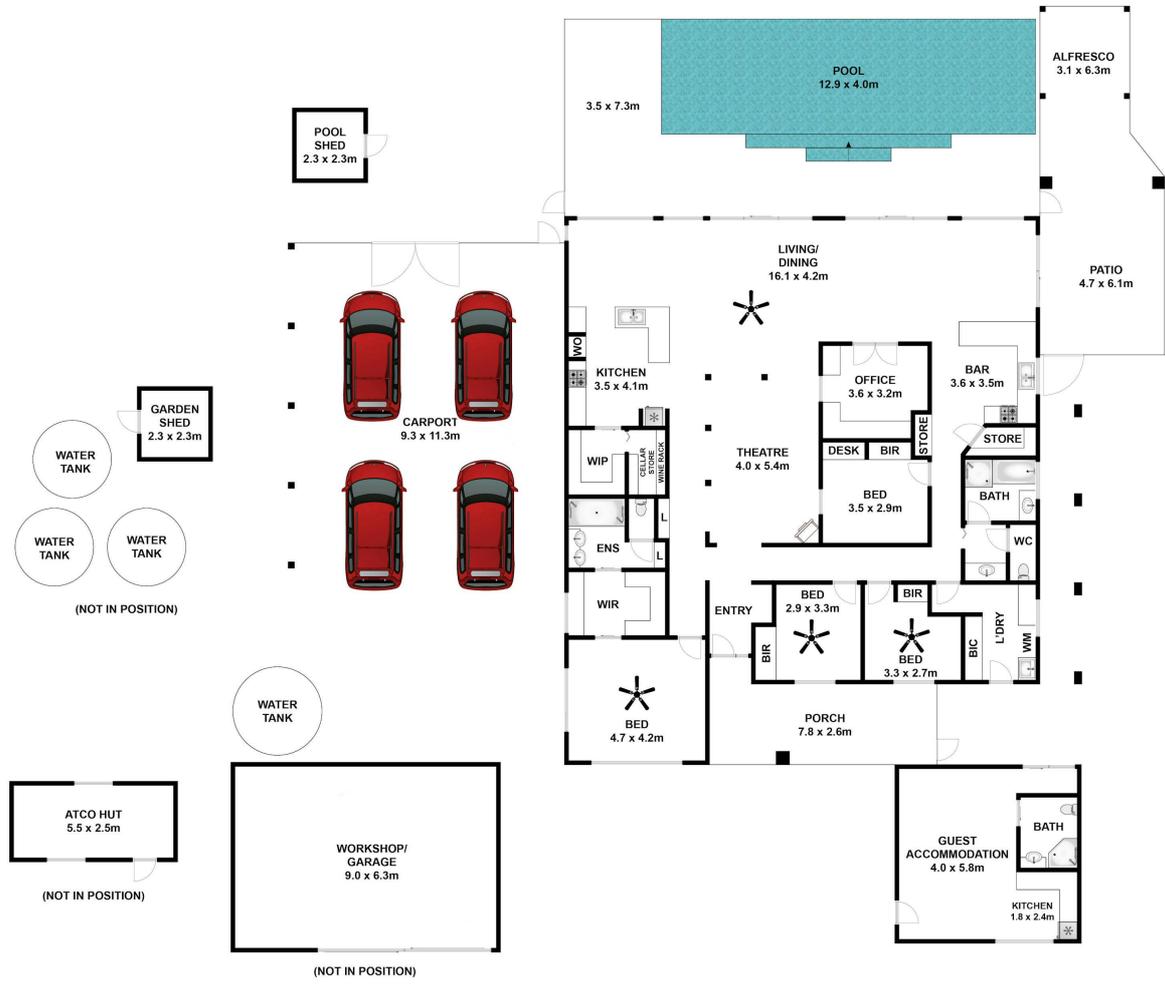
- Land Area 194 acres
- Bedrooms: 5
- Bathrooms: 3
- Car Parks: 2
- Double garage
- 4 car carport
- Ensuite











Approx House Area 274m²

Whilst bwr.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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