



## 26 - 28 Porter Street, COWIRRA, SA 5238

### Cowirra Caravan Park – Riverside Investment Opportunity

Just 100m (approx.) from the Murray River and a short ferry ride to Mannum, this established caravan park/camp ground offers a rare investment with lifestyle appeal.

Comprising 10 sites plus a 2 bedroom cottage across two titles, the park also enjoys a leased riverfront reserve with expansive lawn frontage and direct boat ramp access. With a predominantly permanent resident base, it delivers reliable weekly income, complemented by casual letting.

#### Income Streams:

- Permanent sites: approx. \$1,830/week
- Vacant site: approx. \$260/week potential
- 2-bedroom caretaker's residence: est. \$300â##\$330/week
- Two casual camping sites: \$35â##\$50 per night

#### Features:

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:** 300P194456

#### SALE DETAILS

**\$699,000**

#### CONTACT DETAILS

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

**Jack Freestone**  
0435 207 475

- Renovated bathroom amenities
- Camp kitchen
- Massive paved outdoor entertaining area adjoining caretakers quarters
- Large Colourbond shed with power and concrete floor
- 3-phase power
- Approx. 19kW solar system
- Water licence

With solid, consistent income, this park offers both immediate return and long-term growth potential in a sought-after Murray River location.

CT - Volume 5645 Folio 979 & Volume 6017 Folio 532

Council - Mid Murray

Council Rates - \$2764 pa (approx.)

Zoning - Rural Shack Settlement - RuShS

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.

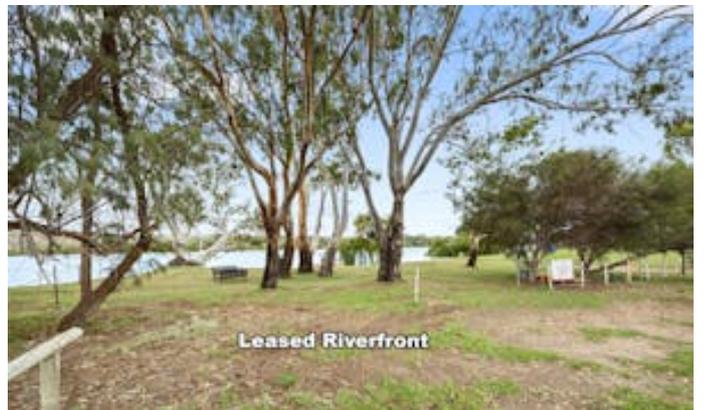
Elders Real Estate RLA 62833

Other features: 3 Phase Power

- Land Area 2,000.00 square metres
- Bedrooms: 2
- Bathrooms: 2
- Car Parks: 4









26-28 Porter Street,  
COWIRRA



Living:	50.00 sqm
Amenities:	30.40 sqm
Camp Kitchen:	24.00 sqm
Verandah:	22.06 sqm
Covered Store:	20.40 sqm
Ent. Area:	42.00 sqm
Garage/Shed:	54.00 sqm (Approx.)
<b>Total:</b>	<b>242.86 sqm</b>

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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