



196 Princes Highway, TAILEM BEND, SA 5260

'Oriental Blend' – Premium Home with River Access

Set within the tightly held Riverview Estate, this substantial and beautifully presented home delivers an enviable lifestyle with exclusive access to the river, reserve and private boat ramp reserved for residents. Perfectly positioned, it places you under 10 minutes from The Bend Motorsport Park, around an hour to Adelaide and less than 20 minutes to Murray Bridge, striking the ideal balance between lifestyle and convenience.

From the moment you arrive, the home makes a statement with its attractive facade and grand double door entrance, opening to a thoughtfully designed layout that caters to both family living and entertaining. Offering five bedrooms, or four plus a study, the accommodation is generous and flexible. The master suite is a true retreat, complete with a spacious ensuite and an oversized walk-in robe.

At the heart of the home, the expansive open plan living and dining area is designed to bring people together, complemented by a stunning kitchen featuring quality appliances, ample bench space and extensive cabinetry. A separate lounge adds another layer of versatility, while the wet areas are equally impressive, including a well-appointed three-way bathroom and a laundry with excellent storage and bench space, conveniently positioned off the kitchen.

TYPE: For Sale

INTERNET ID: 300P194892

SALE DETAILS

\$850,000 - \$890,000

CONTACT DETAILS

Murray Bridge

201A Adelaide Road

Murray Bridge, SA

08 8531 9200

RLA: 62833

Jack Freestone

0435 207 475

Outdoors is where this property truly shines. A massive decked entertaining area flows seamlessly from the home and extends to two additional spaces, including a Bali hut and a separate freestanding undercover retreat, creating multiple zones to relax or entertain year-round. The grounds are fully fenced, secure and beautifully landscaped with an oriental-inspired theme, offering both privacy and a sense of tranquillity.

Practical features further enhance the appeal, including a garage under the main roof currently utilised as a rumpus or pool room, a substantial 12 x 5 metre colourbond shed with concrete floor and power, and an outdoor shower, ideal after a day spent on the river.

Adding further appeal, the property has been successfully operated as a long-term Airbnb, offering an attractive option for those seeking a holiday home with proven income potential.

This is a rare opportunity to secure a quality home in a sought-after lifestyle estate, where space, comfort, income potential and recreation come together effortlessly.

For more information or for a FREE market appraisal of your property, please contact Jack Freestone on 0435 207 475.

CT - Volume 6144 Folio 916

Council - Coorong District Council

Council Rates TBC

Zoning - Business Neighbourhood - BN

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.

RLA 62833

- Land Area 751.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 3









196 Princes Highway,
TAILEM BEND



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|---------------|-------------------|
| Living: | 182.72 sqm |
| Porch: | 6.00 sqm |
| Ent. Area: | 29.52 sqm |
| Bali Hut: | 25.00 sqm |
| Shed: | 60.00 sqm |
| Garage: | 33.37 sqm |
| Total: | 336.61 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.
 Produced by Open2view.com