

## 11 Murray Avenue, WOODLANE, SA 5254

Welcome to Your River Lifestyle!

Perfectly positioned in a quiet no-through road, just moments from the Murray River, this beautifully presented home offers an enviable lifestyle opportunity in the sought-after riverside community of Woodlane.

Built in 2007 and freshly updated with new carpet and paint throughout, the home combines modern comfort, low-maintenance living and outstanding access to the great outdoors. Located approximately 150 metres from the Woodlane River Reserve, you'll enjoy easy access to a boat ramp, playground and expansive lawned reserve - perfect for family outings, fishing, boating and weekend relaxation.

Offering three generous bedrooms, the master suite features a walk-in robe and private ensuite, while the remaining two bedrooms include built-in robes. A practical three-way family bathroom caters perfectly to both family living and visiting guests.

At the rear of the home, the spacious and functional kitchen overlooks the expansive open-plan living and dining area. Large windows and glass sliding doors flood the space with natural light, creating a welcoming atmosphere and seamless connection to the outdoor surroundings.

**TYPE:** For Sale

**INTERNET ID:** 300P196125

**SALE DETAILS**

**\$595,000 - \$640,000**

**CONTACT DETAILS**

**Murray Bridge**

Shop 3, 7 Seventh Street

Murray Bridge, SA

08 8572 8000

RLA: 62833

**Jack Freestone**

0435 207 475

There's the added bonus of a 10kw solar system, ducted r/c air conditioning throughout and a double garage UMR, a versatile space carpeted and air conditioned, convert it back to a garage if you wish!

Outside, there's plenty of room for all the toys with an impressive approximately 3m x 9.85m Colorbond shed. Low-maintenance grounds ensure more time enjoying the lifestyle this fantastic location provides.

Woodlane offers the best of both worlds â## a relaxed river lifestyle while remaining connected to the thriving community of Mypolonga. Conveniently located approximately 15 minutes from both Murray Bridge and Mannum, and only around one hour from Adelaide, this is an outstanding opportunity for couples, families, retirees, investors or those seeking the perfect weekender or Airbnb retreat.

Enjoy river living, community spirit and country tranquillity all from one exceptional address.

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

CT - Volume 5916 Folio 782

Council - Rural City of Murray Bridge

Council Rates - \$4261 (water & sewer rates included)

Zoning - Rural Shack Settlement - RuShS

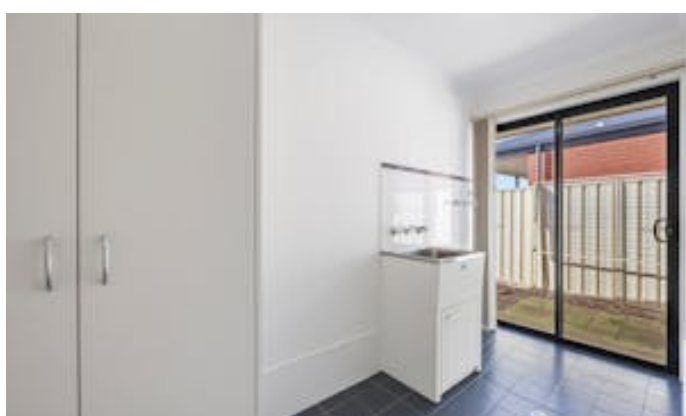
Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

RLA 62833

Other features: 3 Phase Power

- Land Area 548.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- Ensuite

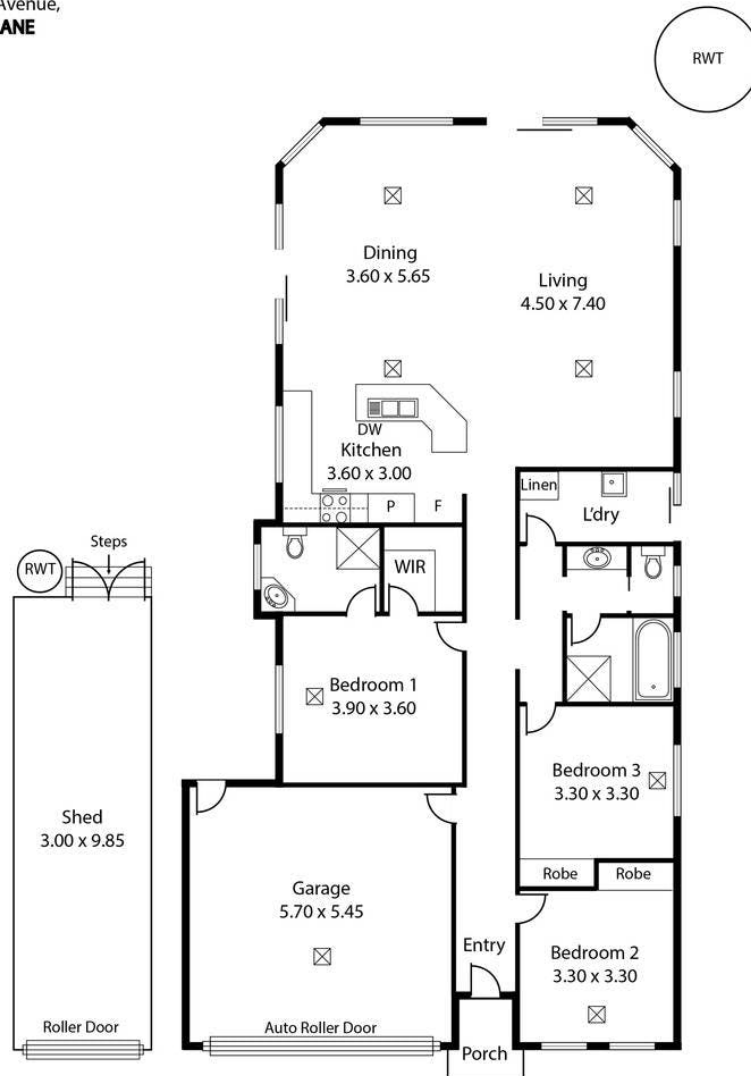








11 Murray Avenue,  
**WOODLANE**



Living:	156.22 sqm
Porch:	2.16 sqm
Shed:	29.55 sqm
Garage:	34.80 sqm
<b>Total:</b>	<b>222.73 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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