



474 Holmes Road, KINGSTON ON MURRAY, SA 5331

Your Very Own Sanctuary with Immersive Views

Positioned high on approximately 6.5 acres with sweeping views across the stunning River Murray Valley, this exceptional lifestyle property delivers space, serenity and opportunity in equal measure.

Privately set back from the road, the home captures breathtaking sunsets and offers the perfect escape for those seeking a peaceful rural lifestyle with the added benefit of income potential.

Step inside the light-filled family home where open plan living, dining and kitchen spaces create a warm and welcoming atmosphere. Renovated in 2019, the modern kitchen is beautifully appointed with an induction cooktop, wall oven, dishwasher, pantry and appliance cupboard, making everyday living and entertaining effortless. Offering four bedrooms, all include built-in wardrobes, while two well-equipped bathrooms provide convenience for growing families or guests.

Year-round comfort is assured with a combustion wood heater, evaporative ducted cooling, ceiling fans and split system air conditioning.

TYPE: For Sale

INTERNET ID: 300P196212

SALE DETAILS

**EOI: Closing 15/6/26
(USP)**

CONTACT DETAILS

Elders Riverland

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

Karen Nash

0437 236 669

Outdoors is where this property truly shines. Wide verandas and a large undercover entertaining area invite you to relax and soak in the magnificent surrounds, while established lawns and beautifully maintained gardens feature an abundance of roses, shrubs, annuals and a thriving vegetable garden. Fruit lovers and hobby farmers alike will appreciate the extensive orchard, including approximately 78 avocado trees along with mango and fig trees, offering an excellent supplementary income stream.

Practicality meets sustainability with ample shedding including implement sheds, tool shed, garden sheds, chemical shed and carport, while additional features such as a chook yard, 3.5kW solar system and irrigation infrastructure add further appeal. The property includes 22 megs of Water Delivery Rights and 4 megs of Irrigation Rights, with the entire allotment serviced by irrigation controllers. A large, cleared paddock also provides versatility for livestock or crop production.

Whether you are dreaming of a self-sufficient lifestyle, hobby farm or peaceful country retreat with income potential, this remarkable River Murray property presents an opportunity not to be missed.

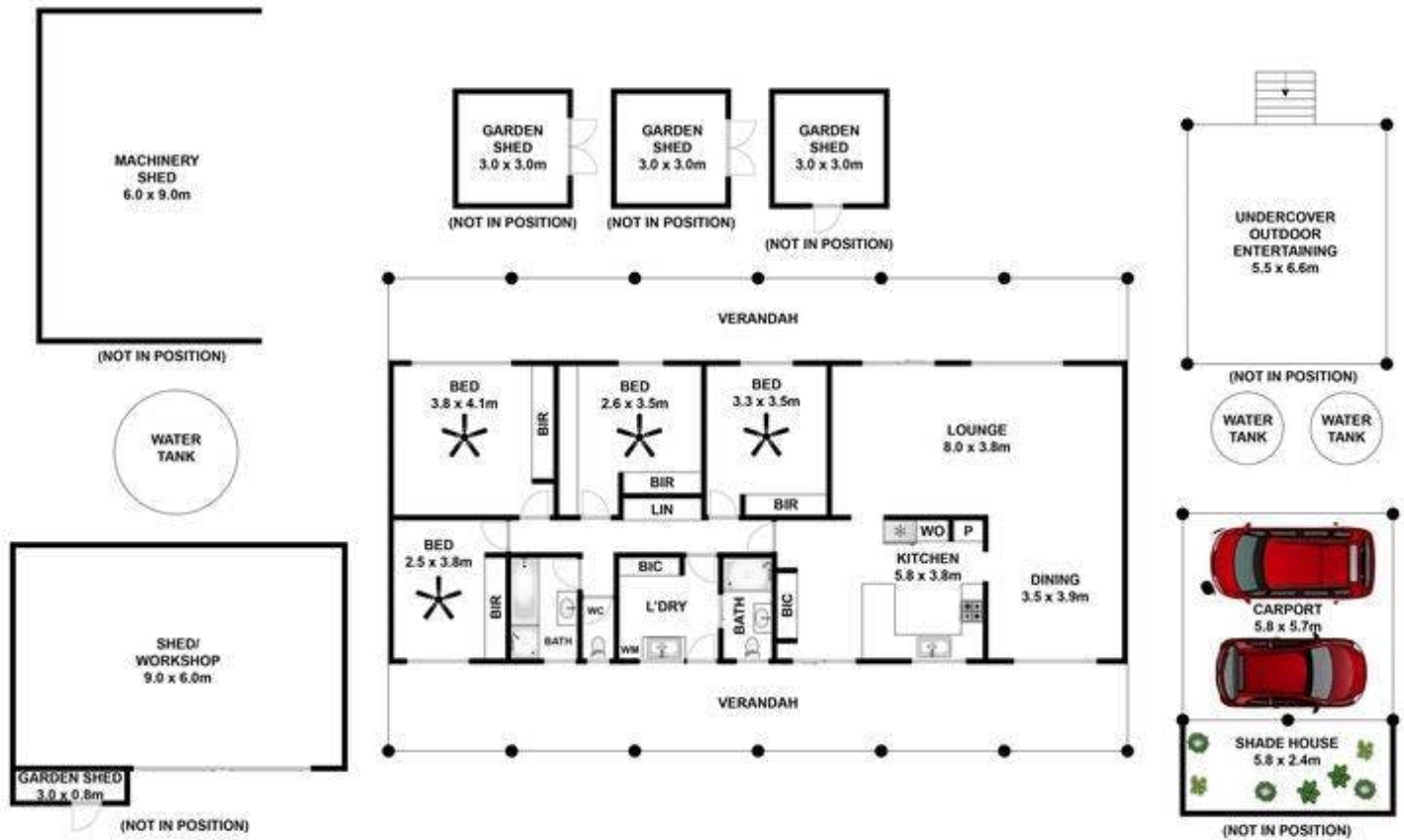
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RLA62833

- Land Area 6.5 acres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 4









Approx House Area 166m²

Whilst bwrn.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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