

BUYER PROSPECTUS

ELEGANT SWANPORT VALLEY HOME
WITH PRIVATE RIVER ACCESS

39 APEX ROAD, SWANPORT

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OVERVIEW



ECLECTIC DESIGN

39 Apex Road, located in the beautiful Swanport Valley (near Murray Bridge), is a stunningly presented high end lifestyle property.

With private river access, this property has it all! Located on a secluded, three quarter acre block overlooking the Murray River, the property enjoys views, ambience and complete privacy.

The original cottage has been transformed and extended over the years with an expert touch and has evolved into an elegant and stylish home.



PROPERTY FEATURES - LOWER FLOOR

The split level home has living on the lower floor. A kitchen/dining space are open to multiple French doors to the courtyard, giving the space plenty of light and a beautiful outlook over the garden.

The updated kitchen includes stainless steel European appliances, granite benchtops and a highly functional layout.

The dining area is flexible and can house a large dining table or a lounge setting. A slow combustion wood heater keeps the entire space comfortable.





PROPERTY FEATURES - LOWER FLOOR

The lower level also features a spacious lounge room, adjacent to the kitchen, and includes built in shelving, an open fireplace with Jetmaster firebox and ornate mantle.

The room also looks out onto the garden with a wall of French doors. A built in study nook, open to the lounge, is practical and spacious.

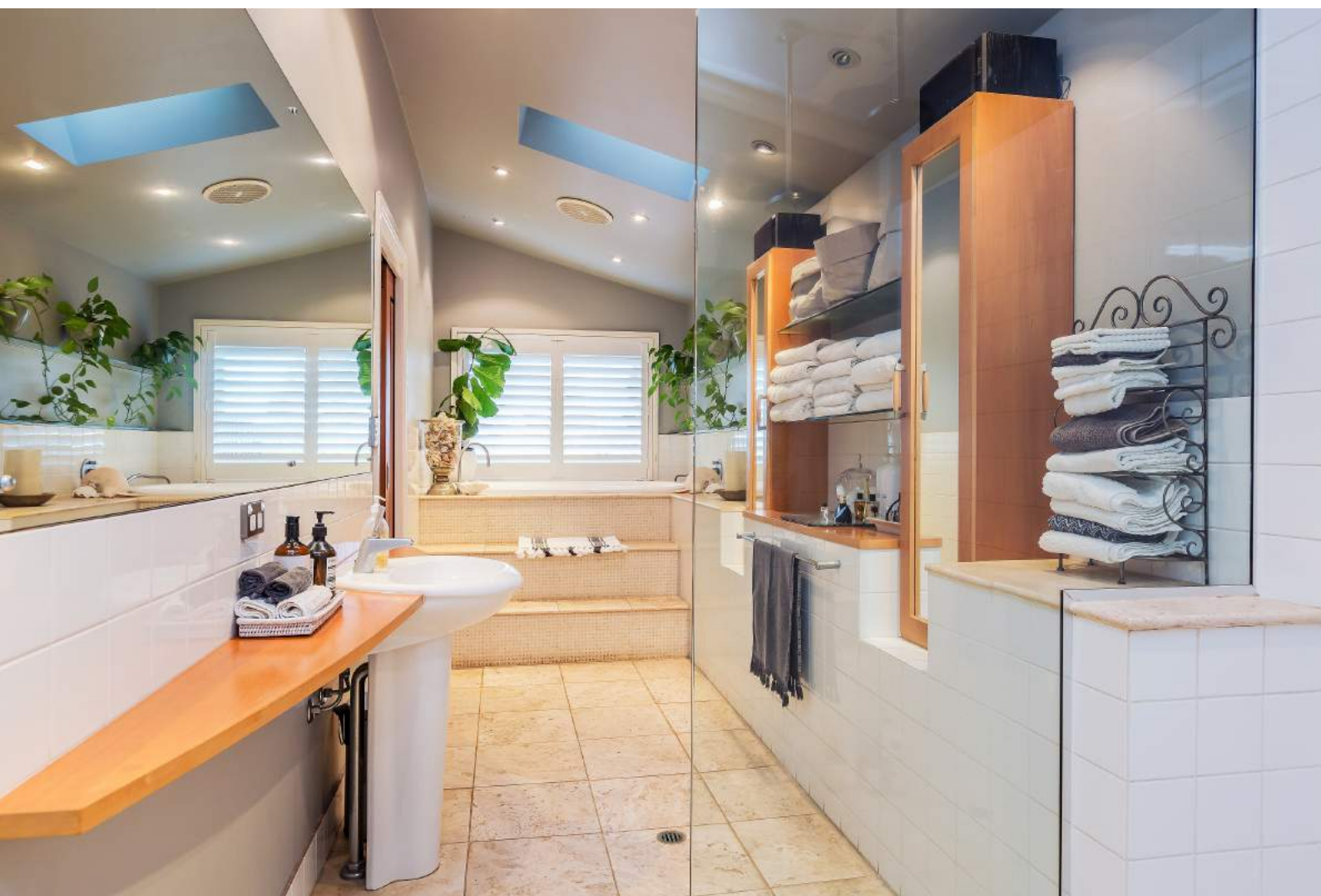




PROPERTY FEATURES - UPPER FLOOR

The large master bedroom, overlooking the garden also has French doors and a wall of built in storage. It connects to a spacious bathroom, which includes high end finishes, and a double shower and spa bath.

A separate powder room, accessible to guests from the main hallway, completes the master suite.





PROPERTY FEATURES - UPPER FLOOR

The upper level features a laundry, entrance, and a further two bedrooms, one with an ensuite and the other large enough to include two QS beds.

Both bedrooms have plenty of storage and French doors.





ENTERTAINERS RETREAT

A self contained entertainment space, complete with bathroom, kitchen and entertaining space extends the living options of this home.

The 'Entertainers Retreat' can be utilised for a range of options including a teenagers retreat, a granny flat, guest accommodation or a holiday rental.

A sound system has been 'wired' across the property to enjoy music no matter the location and guests have enjoyed many pizza's, from the resident Pizza Oven (which is negotiable).





ESTABLISHED GARDENS

The stunning gardens are fully reticulated with timers and use river water pumped under licence (the home also has mains water connected).

Established trees, expansive lawns and low maintenance plantings combine to create a magical oasis with complete privacy.





PRIVATE RIVER ACCESS

39 Apex Road has commanding views of the Swanport Valley river corridor and the future owners of this property will enjoy access to secluded private beach for their own use.

At settlement, an easement/right of way will be created over land known as 'River Bend' (Allotment 61 - Deposited Plan 59138 in the areas named Riverglen and Swanport, Hundred of Mobilong).





GARAGE AND GARDENS

A single garage is located at the front of the home and the property has easy drive through access to the rear gardens, which are well established and breathtaking.

The outdoor alfresco area is protected from the elements and enjoys views of the garden and the river. Large rainwater tanks are placed underground to ensure that the property has year round access to rainwater.





LOCATION

39 Apex Road is a short drive to Murray Bridge and provides easy access to the services offered by a cosmopolitan regional city.

Murray Bridge is located 45 minutes south east of Adelaide.

The population is around 21,000 people, with steady population growth over the past 10 years.

This growth is forecast to accelerate, with the population predicted to grow to 35,000 people in the next 15 years.

Key growth projects in Murray Bridge include:

- A \$65m expansion at its Monarto production site will see Costa Adelaide Mushrooms double its supply capability by the end of 2019.
- 140 new full-time jobs new Big River Pork processing facilities.
- New Murray Bridge Racecourse development.





TOURISM GROWTH

Murray River, Lakes & Coorong

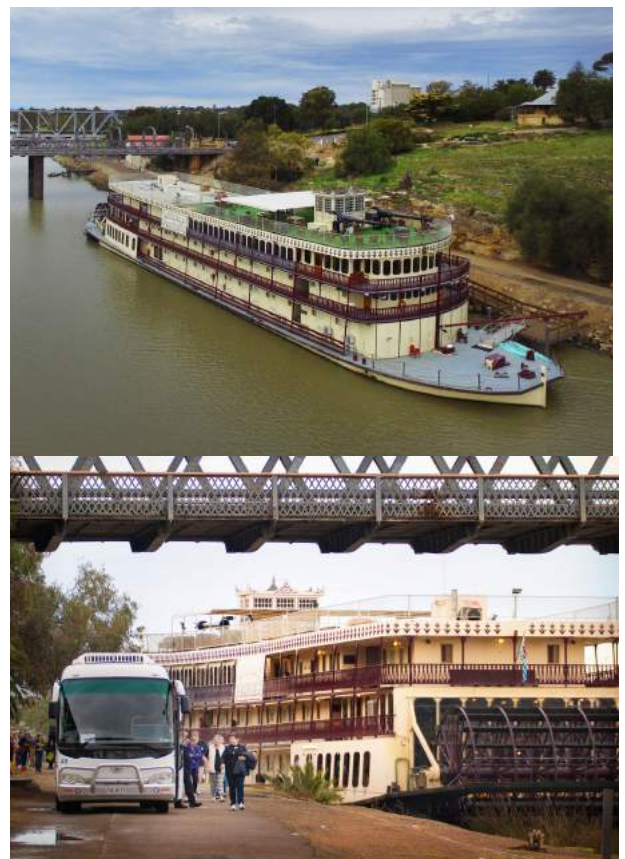
The Murray River, Lakes and Coorong region attracts a high proportion of visitors from SA and interstate due to its close proximity to Adelaide.

Further, international visitors have ranked the region as the fourth most appealing region in SA.

It has been identified that critical tourism infrastructure (accommodation and other associated services) will need to be further developed.

The SATC has identified a significant lack of high-end accommodation options in the region, and this has been further highlighted by the establishment of 'The Bend' (SA Motorsport Park) at Tailem Bend, which is currently being developed into a world class Motorsport Racing precinct.

Also, the anticipated increase in international tourism, associated with the developments at Monarto Zoo (a significant drawcard with high visitor numbers), has the ability to transform the River Murray Corridor and region.





SA MOTORSPORT PARK

Exciting Investment & Development Opportunity - 'The Bend'

'The Bend' is currently under development in Tailem Bend just 20 minutes from 39 Apex Road.

When completed in early 2018, 'The Bend' will be of International standard in motorsport facilities with a scheduled racing calendar of weekly events for all disciplines of motor racing.

Segments of the track are already complete with a range of events confirmed, including:

- Shannon Nationals - Apr 2018
- Australian Superbikes - Apr 2018
- Asia Road Racing - Apr 2018
- V8 Supercars - Aug 2018
- Revolve 24 - Jan 2019
- Australian Scout Jamboree - Jan 2019

