

52 River Lane, Mannum, SA, 5238

partners

House For Sale

Wednesday, 13 November 2024

52 River Lane, Mannum, SA, 5238

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: House



Rebecca Pym

Unbeatable Location - Absolute Riverfront with Boat Ramp

- "Absolute Riverfront" Freehold property on River Lane, with registered boat ramp
 - Three bedroom elevated home, located in THE most sought after residential area in Mannum being only a short stroll to Mannum's main street, pubs & cafes
 - Upstairs, the front balcony provides the perfect place to sit back and relax whilst overlooking the mighty River Murray
 - Open plan kitchen/dine overlooks the magnificent views, with timber panelled walls, exposed beams and straw thatched ceiling giving a warm country feel, ceiling fan & reverse cycle air conditioner also keep you comfortable in all seasons
 - 3 bedrooms upstairs accommodates plenty, large master with built-in robe & reverse cycle air conditioner, bedrooms 2 & 3 both have built-in cupboards and all bedrooms have ceiling fans
 - The central bathroom has a shower, vanity and separate toilet, with sky-lights in each bringing in the natural light
 - An internal spiral staircase cleverly connects the 2 levels, bringing hours of fun no doubt for the kids
 - Downstairs offers a large living/entertaining area, brick construction with slate floor, feature panelled walls, exposed beams and straw thatched ceiling it provides fabulous entertaining areas with room for the whole family
 - Concrete driveway leads to a paved carport providing undercover parking for the boat and cars, or extra entertaining space, with roller doors leading straight out to the riverfront and your very own boat ramp
 - Fully fenced, with spacious yards both front and rear, a single garage also provides handy storage with a 'wheelchair friendly' second bathroom/laundry out back perfect for using in-between time out on the water
 - Town services include mains water & mains sewer, partly furnished and ready for immediate holidays!
 - Relax by the water's edge, fish, swim or cruise off in your boat, and it's an easy walk to main street shops, cafes and pubs
 - Sensational location only 1 hour to Adelaide, this is the ultimate riverfront location & lifestyle!
- "Best Offer" by 5pm Friday 20th December (unless sold prior)

Disclaimer: Please note that all the information that has been provided for this property has been obtained from sources we believe to be accurate. We cannot guarantee the information is accurate and we accept no liability for any errors or omissions- including, but not limited to the property's land size, boundary locations, floor plans and dimensions, build size, building age, condition and or any other particulars. Interested parties should always make their own inquiries and obtain their own legal and financial advice.