

301 Purnong Road, Mannum, SA 5238

urban&rural partners

Sold Lifestyle

Saturday, 19 August 2023

301 Purnong Road, Mannum, SA 5238

Bedrooms: 6

Bathrooms: 2

Parkings: 6

Area: 106 m2

Type: Lifestyle



Nigel Christie
0429929599

\$600,000

6 Titles on 263 Acres Potential development opportunities with 6 titles, Stone Home, Nissan Hut, and Stone Cottage - plus multiple outbuildings and sheds for various storage uses. 5 titles span between the roadside - through the Murray lagoon to the island at the main rivers edge. These titles are located in the Conservation Zone where Dwellings, Land division, & Tourist accommodation are performance assessed. Is there a possibility for a Maldives type development, or floating homes or cottages - or perhaps a marina? - all subject to approvals of course. (Note: after conversation with council - they suggest this property would be included in Restricted Development) The single highground title lies in the rural zoning however flanked by Rural Settlement Zone suggesting a more compact land division - again subject to approvals. Purchase for development - or purchase for your own private use. Either buy yourself - or get 5 partners and purchase a title each. In all an excellent opportunity to explore further options. The property is for sale by Open Negotiation - FLEXIBLE TERMS online auction. The Open Negotiation is under way and the property can sell at any time. Contact Nigel Christie immediately to invited to bid and avoid disappointment. Open to all buyers, including finance and sale, subject to seller approval. Further details We're situated around 100km or a 1hr 20 min drive east of Adelaide. The property consists A 4 bedroom stone home Old Nissan hut converted into a holiday shack And a stone cottage Plus plenty of shedding and outbuildings. A key feature is the 6 titles. 5 in the river being around 224 acres With private beach areas and around 1.4km of frontage to the River Murray with title to the river bank. The zoning is conservation - which could allow for a dwelling or tourist accommodation. Build your own Maldives??? Or floating homes or cottages?? Or maybe a marina The high ground is rural zone with rural settlement either side - could you create a rural lifestyle subdivision??? There's currently 4 access points to the highground from the Purnong Road. These are my ideas - what are yours? All subject to approval of course. There you have it. • River murray frontage 100km from Adelaide. • 6 titles. • Develop or simply use for your weekend getaway. • Buy the property your self of round up 5 friends and buy a title each. • The possibilities are endless. Call or email me (Nigel Christie) or come and have a look and judge for yourself and see the real merits of this fantastic property with multiple opportunities. Nigel Christie - Hale Real Estate RLA394 Trading as Urban & Rural Partners Always looking for more properties to market - contact Nigel Today.