

# 31 Spoonbill Court, Mannum, SA 5238



## Sold House

Monday, 28 August 2023

31 Spoonbill Court, Mannum, SA 5238

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1372 m2

Type: House



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CE Property Group

## Contact agent

A beautiful modern home befitting this premier position in the fast growing Mannum Waters Marina Development.

PROPERTY HIGHLIGHTS INCLUDE:

- 1372m<sup>2</sup> (approx. 1/3 acre) in a brilliant location
- One of the largest allotments in Mannum Waters
- Impressive, split-level design creates 10' ceilings
- Formal lounge / cinema room
- Beautiful open plan living that takes in the views of the waterways
- Just about everything high quality, including the gorgeous kitchen
- Double garage with automated panel lift door
- Under main roof, outdoor entertaining area with decking
- Irrigated lawn with colourful, low maintenance gardens
- Room for further establishment outside if desired
- 5.27kW solar unit with 13 kW Tesla battery
- All sited in elevated position way above the water, yet close to it

Positioned in the premier location of the popular Mannum Waters Marina Estate, this rapidly expanding development is a comfortable, not much more than 1 hour, drive from the Adelaide CBD. The long concrete driveway leads to the double garage and home, however it is only once inside you gain a full appreciation of this home and, by being out the back, understand the prominence of its positioning. The area alongside the driveway creates plenty of off-street parking for vehicles, including room for a caravan and boat. Being a large allotment, however, this doesn't restrict the use and spaciousness out the back where most of the time will be spent. The rendered façade gives the home its external good looks, but it becomes most impressive once inside. On the upper level, there is the formal lounge which is currently set up with overhead projector and screen. The main bedroom has a large walk-in robe and ensuite bathroom and a second bedroom has a built-in robe. Still upstairs, there is a genuine study or office space which is positioned where the under main roof garage gives entry to the home. Step down to the lower level and the space opens to the combined kitchen, meals and family living area. Now under the height of 10' ceilings, the high gloss white tiles and large windows simply emphasise the space with natural light, whilst always providing a spectacular outlook. The lower level bedroom has a built-in robe and a wonderful view of the river. This level has the main bathroom and laundry which also exhibit the quality of the home. Additional benefits of the home include plenty of storage and the brilliant solar arrangement creating virtually zero power bills. Step outside onto the large deck and there really isn't a better place to watch the river activities. This fully fenced area is perfect for pets, with space to run, yet is easily maintained and admired with its irrigated lawn and established plants. The home's orientation is such that the outdoor undercover area can be enjoyed all year round. Why go through the stresses of finding the perfect block, dealing with building times and possibly expensive blowouts when you can have a readymade completed property to live, love and benefit from. Call NOW on 0488 972 888 for more information or to arrange a private inspection.

Country Estates Realty Pty Ltd trading as CE Property Group RLA100925

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