

**34 River Lane, Mannum, SA 5238**

partners

**Sold House**

Friday, 8 September 2023

34 River Lane, Mannum, SA 5238

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 1**

**Type: House**



Rebecca Pym  
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## Contact agent

• In dire need of some TLC and renos, either renovate or demolish and re-build to take advantage of the views and location (subject to council approval) • This quaint double storey cottage has huge potential, located in Mannum's most prestigious street with ownership to the water's edge and within easy walking distance to Main street cafés, hotels & shops • The front balcony, kitchen, lounge & sunroom all provide a delightful viewing experience, where you can sit back, relax and unwind at the end of a hard day • Living areas on the upper level of the home include a basic kitchen, dine, sunroom and family room, two huge bedrooms, 2 bathrooms and laundry, and direct access into the single garage • Both bedrooms are at the back of the home and have gorgeous bay windows, the master has the convenience of close access to one of the bathrooms • Downstairs provides a large solid storage facility/workshop and/or games room with another bathroom and an internal staircase to the upper level, sadly it's been flood damaged and in need of repairs • A single garage with a ramp provides off-street parking while gates give wide side entrance, perfect for boats and access to the private boat ramp • A registered Jetty will provide loads of fun and the perfect spot to moor the boat, the lawns and landscaping are certainly in need of some TLC and cleaning up • This could be your next project, renovate and transform the property into a holiday getaway/investment, or re-build your dream home in this dream location (subject to council consent) • The ultimate position and huge potential, just over one hour to Adelaide