

**395 Purnong Road, Mannum, SA 5238**

partners

**Sold House**

Friday, 24 May 2024

395 Purnong Road, Mannum, SA 5238

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 728 m2**

**Type: House**



Rebecca Pym  
0885691003

**\$390,000**

• Located adjacent to lagoon waters with your own private 'Right of Way' access this property has fabulous views over the lagoon, the river and the rural landscape • Just minutes upstream from the Mannum township, you can fish, swim, canoe or simply kick back and enjoy 'river life' ... without a riverfront price tag!! • This 2 bedroom little gem is ideally suited for retirement, investment, holidays - or enjoy the best of both worlds as a cute little B&B • Relax and enjoy the stunning views from the spacious front deck, fully enclosed with a bar area it is the perfect spot to wine and dine and entertain • A second entertaining area out back is also fully enclosed, it features a wood heater and provides more space when family & friends are over, or provides extra room for future sleeping quarters if desired • The modern kitchen has plenty of cupboard space and is well placed to also capture the great views this property has to offer • The front living/dine has carpet, fabulous water views, and a split system air conditioner assists with year around climate comfort • Both bedrooms have carpet, the master is very spacious and also features a walk-in robe • A lovely updated bathroom has shower, vanity & toilet and is central to the living & entertaining quarters • Both mains water & river water are connected to the property, with quirky stone feature walls throughout • Undercover parking is catered for with a single carport, and a single garage/workshop provide secure storage • Neat spacious rear yard with shadehouse is easy to maintain, with more feature stone retaining walls • A superb holiday destination, approx. 30 minutes to Murray Bridge and the South Eastern Freeway, and 1 hour to Adelaide suburbs • Currently tenanted on a fixed Lease until February 2024 for \$300 per week • Such a wonderful location will have the occupants racing home each day to enjoy, either as your investment, future permanent home, an escape from the city or B&B