

**5/38 Adelaide Road, Mannum, SA 5238**

partners

**House For Sale**

Tuesday, 13 February 2024

5/38 Adelaide Road, Mannum, SA 5238

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 176 m2**

**Type: House**



Rebecca Pym  
0885691003

**\$249,000**

• Very neat & comfortable, strata titled, two bedroom brick home unit in a very well maintained group of only six units• Neatly presented, towards the end of the group away from the main road with a single carport and a low maintenance courtyard• On entering the unit, you are greeted with a spacious carpeted lounge/dine which has a reverse cycle air conditioner, to keep you cool in summer and warm in winter • The kitchen has been updated, with ample cupboard space, plenty of benchtop area and there is an electric oven and cooktop• The main bedroom is carpeted and has a feature brick wall, bedroom two is also a good size• The bathroom comprises shower, bath and vanity, there is a separate toilet• Laundry is tiled and has a wash trough, and access to the rear courtyard• The rear courtyard is a great place to fire up the BBQ, and is fenced with a small lawn• A single carport under the main roof provides easy parking and access, and both front and rear entrances have lockable security screen doors• Excellent position, within easy access to main street shopping, medical and all other facilities including the River• An ideal retirement home for the 'still active', or 1st home, holiday home or Investment property to add to your Portfolio (currently rented out for \$260 p/wk on a fixed Lease until May 2024)