

# 6-8 Virginia Street, Mannum, SA 5238

partners

## Sold House

Wednesday, 3 April 2024

6-8 Virginia Street, Mannum, SA 5238

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 24**

**Area: 6134 m2**

**Type: House**



Rebecca Pym  
0885691003

## Contact agent

• Nestled at the end of a peaceful cul de sac and oozing with opportunity, this solid double brick home with shedding galore is positioned on a whopping 6,134m<sup>2</sup> allotment (over 1.5 acres)• Offering 3 bedrooms plus separate sleep-out/retreat, 3 bathrooms (2 in the main house, 1 in one of the sheds) and comfortably 24 undercover parking spaces, this rare offering is bound to impress• The sheer allotment size and existing shedding provides the opportunity to do as you truly please, whether it be for storage of your own boats and caravans (or trucks!), improvement to existing gardens or maybe even a swimming pool? The choice is yours! • This is a fantastic investment opportunity with an impressive storage facility that you could use for yourself, or rent out the home and continue the rental sheds and enjoy a very healthy return• With majority of the hard work done, all that's left to do is move in, relax, and enjoy ... or sit back and enjoy the income• Solid double brick home has a lovely country feel, offering 3 good sized bedrooms, 2 bathrooms, large master with built-in cupboards & ensuite, all with carpet & ceiling fans and bedroom 2 with built-in robe• Country style kitchen/dine has gas cooktop, wood stove, timber cupboards, easy care floors and ceiling fan with a huge walk-in pantry• Spacious front lounge has slow combustion heater, split reverse cycle air conditioner and ceiling fan• The main bathroom has bath, shower, vanity and is tiled to the ceiling, there is a separate toilet while a study nook/office utilises hallway space• You will love the high ceilings, spacious rooms, rainwater storage & solar power • A separate solid sleepout/retreat provides large additional sleeping quarters perfect for guests or teenagers, with gas heating and easy care floors it also incorporates a separate laundry and large cellar perfect for the storage of beverages• Entertaining is made easy with a private paved courtyard, with gorgeous countryside views it's not hard to imagine firing up the barbie and enjoying quality time with family & friends• The existing shedding is super impressive, it includes a 27 x 9m storage shed with 8x separate rental bays, a 9.5 x 19.2m garage/work shed, a 7.3 x 15.6m garage/work shed, another 7.1 x 5.6m storage shed in addition to a 4-bay carport and double garage 6.2 x 7.3m - perfect for car, boat, caravan and/or truck enthusiasts!!• 'Employment' Zone and 'Suburban Neighbourhood' provide exciting opportunities for a number of uses (subject to Council approval)• Originally built as a truck depot with a truck loading ramp included, the zoning under the Mid Murray Council supports a range of light industrial & business activities including commercial developments such as motor repair station, light industry, office, training facility and warehouse, or the property can continue to be used for residential purposes • Quiet location with a rural outlook, short drive to main street shops & River• Whether you want to run a business from home, retire, start a family, or soak in the income and lifestyle, this unique property is a true haven