

**9 Anne Street, Mannum, SA 5238**

partners

**House For Sale**

Wednesday, 14 February 2024

9 Anne Street, Mannum, SA 5238

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1023 m2**

**Type: House**



Rebecca Pym  
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**AUCTION: Saturday 16th March 11am on site/online**

• In need of some TLC, this timber frame home provides an affordable option for a first home buyer or investor to enter into the property market • With a little love and care, this property could easily be transformed into a lovely home or investment property • Offering 3 bedrooms, all with carpet and main bedroom with air conditioner, both front bedrooms have security roller shutters • Front lounge flows around to the dine and kitchen, with an air conditioner • Basic kitchen with vinyl floor and electric appliances • Bathroom has shower, bath and vanity, separate laundry and toilet • Rear timber decked patio screens out the midday sun and oversees the back yard • Situated on a good sized allotment, offering plenty of off-street parking with a carport that leads through to the rear yard and a single garage • Extra storage and space for tools and toys is provided by the adjoining shed • The large allotment is fully fenced, perfect for pets or young children • Located in a central part of town, close to the town oval, sports complex, main street, school and river • A fantastic opportunity for an investment or first home! • Please Note: Bidding for this property will be available live at the property on Saturday March 16th at 11 am and online (to bid online for this property auction bidders are advised that all bidding registration must be completed prior to 48 hours before the auction time.)