

# 90 Adelaide Road, Mannum, SA 5238



## House For Sale

Wednesday, 12 June 2024

90 Adelaide Road, Mannum, SA 5238

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1114 m2**

**Type: House**



Ali Burdett  
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CE Property Group

**\$480,000 - \$520,000**

Solidly built home, Circa 1964, with recent upgrades. Meticulously maintained inside and out. Well established, manicured gardens with a large semi-enclosed entertainment area. In a great location and close to all facilities. PROPERTY HIGHLIGHTS INCLUDE: • Formal lounge room with a gas fireplace and extra large windows that capture the winter sun • Large open plan kitchen with cabinetry by Leith Kahl and a family meals area • Sunroom and a large rumpus/billiards room provide excellent locations for indoor entertaining • Three spacious bedrooms, two with built-in robes • Wet areas include a bathroom with shower, bath and a vanity, a separate toilet, an extra toilet and hand basin and a laundry that acts as a butler's pantry • 44.4m<sup>2</sup> paved entertainment area, accessed from the rear door • Double length carport provides undercover parking down to the shed • Shed 3.4m x 7.3m with concrete floor, lights and power, an additional lean-to on the side and a lockable garden shed at the rear • Well established gardens with mature trees, shrubs and roses watered via a dripper system set up • Rainwater is connected into the kitchen and the hot water system or can be used through the entire home if desired Close proximity to the supermarkets, cafes, medical facilities and schools which are all within an easy walk or commute. A short distance to the main street precinct with hotels, cafes and the River Murray. Call NOW on 0488 972 888 for more information or to arrange a private inspection. Country Estates Realty Pty Ltd trading as CE Property Group RLA100925 Disclaimer: We the agent, make no guarantee the information is without mere errors and further that the purchaser ought to make their own enquiries and seek professional advice regarding the purchase. We the agent, are not the source of the information and we expressly disclaim any belief in the truth or falsity of the information. However, much care is taken by the vendor and our company to reflect the details of this property in a true and correct manner. Please note: neither the vendor nor our company accept any responsibility or liability for any omissions and/or errors. We advise that if you are intending to purchase this property, that you make every necessary independent enquiry, inspection and property searches. This brochure and floorplan, if supplied, are to be used as a guide only.