

**52 Ridley Rd, Mannum, SA, 5238**

partners

**Acreage Semi-rural For Sale**

Monday, 30 September 2024

52 Ridley Rd, Mannum, SA, 5238

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 9**

**Type: Acreage Semi-rural**



Rebecca Pym

## **Unique Family Home on Acres - Bring your Horse!**

Magnificent rural living, only 1 hour from Adelaide

Mannum is a small country town located on the River Murray with increasing population due to close proximity to larger towns and the city

Located on the outskirts of town (in no danger of flooding), only 3kms from main street, just under 10 acres with beautiful views, peaceful environment and privacy from neighbours

This home is of a unique double brick with split level and exposed beams adding to the already superb country character. Consisting of 4 bedrooms plus office, the large open space living of lounge, kitchen and dining room enables the entire family to congregate without encroaching on personal space

Although the slow combustion heater will draw you into close proximity with its warmth and movement of flames you can also enjoy overlooking the verandah and distant hills through two large sliding doors/windows

A modern blackwood kitchen with breakfast bar, hidden cupboard for kettle/toaster and a corner pantry offers ample storage space and facilities throughout

The balustrade divides the split level whereby slate flooring is very serviceable in the upper level

The entire home has ducted evaporative air conditioning and ceiling fans with heated lighting in the main bathroom and ensuite between two bedrooms

The main bedroom has its own exit to the outside verandah where a spa was previously located and protected by full length shade cloth

For all your outdoor entertaining the full house length and 6 meter wide concreted verandah overlooks the lawned front and the hills view, with extra advantage of an enclosed outdoor toilet and hand basin

Access from there to the double garage enables you to unpack groceries direct into the house in undesirable weather and the 4 roller doors all open where the outdoor campfire is only meters away beneath an old gum tree

Located up hill about 20 metres from the house is a 60x23 foot concreted floor shed with 5x sliding doors, a lean-to carport on one end and at the other end is a purpose built 1.5m tall dog/pet run with shelter shed

For the horse owners there is a tack shed located next to the concrete wash bay and 4 bay stables nearby with solar and powered lights and individual water connection supplied by town water and a small rain water tank

Other features include the open front hay shed, steel pipe round yard and a taped arena in the paddock alongside and visible from the house

"Chookingham Palace" is solid built, fully enclosed and ready for chickens

The entire home is surrounded by gravel and native shrubs for easy maintenance

Total capacity of rain water is 20,000 gallons and plumbed to solely rain water or town water

This property is rock solid and with all the work done in all aspects .... You will just have to move in and make it your own!