

# 1 Randall Street, Port Mannum, SA, 5238



## House For Sale

Sunday, 6 October 2024

1 Randall Street, Port Mannum, SA, 5238

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 5**

**Type: House**

## A Little Gem with much to Enjoy

Set on a very generously sized allotment with shedding, verandah and much more is this nicely appointed, neat home.

Property Features Include:-

- 1035m<sup>2</sup> just over ¼ acre
- Very neat and pretty, low maintenance front gardens
- Plenty of room out the back to enjoy
- 1994 constructed home has a lovely feel
- Fully updated kitchen includes microwave, double fridge and new built-in stove
- Great undercover entertaining or relaxing area
- 30' x 20' shed plus high clearance shelter

A property that provides an affordable home with much more space outside than most. Inside, the heartbeat of any home is its kitchen and this recent quality upgrade will be appreciated by its new owner. The living area is bright with a large window providing a view of the colourful front garden and distant views across the river. The slow combustion heater is perfect for winter with the split system unit giving year-round comfort. The two bedrooms are both a good size and include built-in and freestanding robes.

Other benefits include roller shutters and a 6.6kW solar unit with battery. Much time will be spent outside whether it be enjoying the entertaining area, with its bar and wheelchair friendly timber decking, or picking the fresh produce from the variety of fruit trees and raised vegetable beds. The chook yard adds the touch of country living.

The 30' x 20' shed has a small workshop attached with built-in bench. Furthermore, a 3 bay higher clearance shelter might just be perfect for the boat or caravan.

Approximately 30,000 litres of rainwater services the home and grounds and is supported by the mains water supply.

Country Estates Realty Pty Ltd trading as CE Property Group RLA100925

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