

**104 Marina Way, Mannum, SA, 5238**

partners

**House For Sale**

Saturday, 10 August 2024

104 Marina Way, Mannum, SA, 5238

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**



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## Waterfront Luxury in Mannum Waters Marina

- This stunning waterfront residence has absolutely nothing to do and offers magnificent living in Mannum Waters Estate, where you can fish, swim or cruise off in your boat from your front doorstep
- Spacious 1,062m<sup>2</sup> allotment, the home is only 6 years old and well suited for permanent living, superior holiday living or perhaps as an investment property while you aren't using it
- 3 large bedrooms, master with gorgeous views to wake up to and direct access to front balcony, walk through robe leads to main bathroom (acting as ensuite) which features shower, bath, toilet & vanity
- Bedrooms 2 & 3 both have built-in robes and all bedrooms have ceiling fans, with a central second toilet and separate powder room for convenience
- Large open plan living caters to family living, the kitchen/living/dine has easy care floors and stunning views
- The kitchen is modern & stylish, with breakfast bar, electric appliances, dishwasher and decent walk-in pantry
- Step out to the magnificent full-length deck to enjoy exquisite riverside living, keep an eye on the waterfront action and enjoy the river lifestyle you deserve
- Ducted reverse cycle air conditioning throughout keeps you comfortable in all seasons, other extras include mains water & rainwater supply, well insulated, loads of storage cupboards, security camera system, NBN is connected, and 9KW solar system
- Large front yard with lush lawned area for the kids to play, impressive waterfront pontoon to jump off, fish from or moor your boat to
- A large double garage under the main roof provides direct entry into the home, while the sealed driveway leads down to a large storage facility underneath, there is loads of room for vehicles and all the toys including boats & jet skis, there's also plumbing for another bathroom, and internal stairs provide easy access
- With a strong holiday rental market, this could be a smart investment where you can enjoy a very healthy income while you're not using it
- Enjoy not just a stunning riverside home, but all that Mannum Waters has to offer with a boat ramp nearby, a short 5min drive also has you at the main street shops and cafes
- This is the ultimate waterside location & lifestyle, but be quick!!

Disclaimer: Please note that all the information that has been provided for this property has been obtained from sources we believe to be accurate. We cannot guarantee the information is accurate and we accept no liability for any errors or omissions- including, but not limited to the property's land size, boundary locations, floor plans and dimensions, build size, building age, condition and or any other particulars. Interested parties should always make their own inquiries and obtain their own legal and financial advice.