

**23a Albert Street, Mannum, SA 5238**

partners

**House For Sale**

Thursday, 4 July 2024

23a Albert Street, Mannum, SA 5238

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1029 m2**

**Type: House**



Rebecca Pym  
0885691003

**\$295,000**

• An excellent investment, retirement or first home at this price! • A neat home on a BIG block offering loads of potential for big gardens and landscaping or shedding (subject to council approval) • Set on approx. 1,209m<sup>2</sup> a long driveway leads to the home which is set well back from the road, offering peace & privacy for its occupiers or tenants • Step into the front living/dine, with carpet squares and split system air conditioner to keep you comfortable in all seasons • Basic galley style kitchen with vinyl floor and electric appliances • Three good sized bedrooms, two bedrooms have built-in cupboards • Tiled bathroom with shower, toilet and vanity, separate laundry with wash trough • Delightful front timber deck makes a great little spot to sit and read the morning paper • Single carport provides undercover parking, a tool shed provides storage • The yard is a blank canvas just waiting for someone with a green thumb • Rural & township views provide a delightful country lifestyle • Peaceful location, short drive to shops, leisure centre, school, main street & River • A proven rental property, previously returning \$260 per week • Perfect first home, retirement home or investment in a great location, ready to go!