

# 41 Rosella Rise, Mannum, SA 5238

partners

## House For Sale

Sunday, 24 December 2023

41 Rosella Rise, Mannum, SA 5238

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 570 m2**

**Type: House**



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## "Best Offers" by 5pm Friday 2nd February (usp)

• Stunning Rivergum home offering magnificent river living & views in Mannum Waters Estate • In an elevated position, the home is only 10 years old and well suited for permanent living, superior holiday living or perhaps as an investment property while you aren't using it yourself • With close access to the river & public boat ramp and reserve, perfect for family get togethers fishing, swimming or cruising off for the day in your boat • Magnificent full-length front timber deck to enjoy exquisite riverside living, keep an eye on the waterfront action while you entertain guests and enjoy the river lifestyle you deserve • Step inside to a huge open plan living/kitchen/dine, the large open space caters to family living with quality fixtures, fittings & easy care floors • The kitchen is modern & stylish, with island breakfast bar, glass splash back, electric appliances, dishwasher, pantry and plenty of storage • 3 spacious bedrooms all with carpet, master has stunning views, walk-in robe and ensuite, bedroom 2 also has stunning views to wake up to and there are built-in robes in bedrooms 2 & 3 • 3-way main bathroom is central to bedrooms 2 & 3, with bath, shower, separate toilet and vanity, a large tiled laundry has loads of storage • Ducted reverse cycle air conditioning throughout keeps you comfortable in all seasons, other extras include mains water & rainwater supply, NBN, gas HWS and Solar for affordable living • A large garage/workshop underneath with auto roller door provides plenty of room for vehicles & toys, with a basic kitchen area the space could easily be transformed into a games room or extra living and entertaining quarters if desired • Set amid easy care grounds the back yard has a raised veggie garden, a couple fruit trees, small lawned area and ramp for easy rear access into the home • It's just a short stroll to the Marina waterfront, boat ramp & floating café, with ongoing development plans within the Marina for walking & cycle trails, a restaurant and general store, you are also just minutes to Mannum & all the town facilities • 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 • Whether you are looking for your forever home, retirement or river investment, you better be quick to look at this one! • "Best Offer" by 5pm Friday 2nd February (unless sold prior)