

**5 Purnong Road, Mannum, SA, 5238**

partners

**House For Sale**

Monday, 30 September 2024

5 Purnong Road, Mannum, SA, 5238

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Rebecca Pym

## Exceptional Waterside Lifestyle

This attractive double storey, double brick family home provides spectacular views over the mighty Murray River, with your own private Jetty on the majestic lagoon waters opposite

The location couldn't get much better either, a casual scenic stroll along the waterfront reserve over luscious lawns will lead you to the main street, just minutes away

Enjoy outdoor living with family and friends out on the front balcony deck upstairs, or you may prefer to entertain out on the front paved & covered patio, both overlook the large green lawns opposite (that you don't have to mow) and stunning water views

The main entry foyer and Atrium combine this delightful outlook with impressive barn-style timber front doors, feature slate tiles, and is easily accessible with no stairs to first enter

The lower level offers a delightful open plan living/dine and large kitchen down one end, with captivating views and sliding door access out to the front patio, perfect for entertaining

Updated, the JAG kitchen features Miele appliances, dishwasher, large fridge alcove and pantry, you can enjoy the views while you entertain & cook up a storm!

2 of the 3 bedrooms are located on the lower level, both with stunning views to wake up to, bedroom 2 has sliding door access out to the front patio, built-in robes & ceiling fan

Large main bathroom has bath, shower and vanity, with a separate large laundry & good storage

A golden spiral staircase and Atrium lead to a quiet, relaxing lounge room upstairs that offers further elevated views of the River Murray and bird sanctuary opposite

Exposed beams & raked ceilings compliment this area, step out from the lounge to the front balcony and enjoy stunning views & a morning coffee as the sun rises

Complete privacy is available to the huge master bedroom, to wake up to these magnificent water views every day can only enhance your day from the very beginning!

The master has sliding door access to the front balcony & loads of storage, with built-in robes and large marble tile ensuite, with shower over bath, vanity & toilet

Ducted evaporative air conditioning is available to cool the upper living areas along with a reverse cycle air conditioner on both levels, a slow combustion heater heats the lower living

A fully paved driveway leads to a 40'x20' shed, a games room/'she-shed' is at one end perfect for the kids to retreat to or as hobby room, with concrete floor & power it provides secure storage for cars and the 'toys'

Low maintenance landscaped gardens complement the home, with artificial lawn out front there's no mowing to do so you can concentrate on enjoying the views and living the lifestyle you deserve

The constant change of birdlife on the lagoon opposite add to the ambience of this stunning property, wonder across to your own private Jetty to do a spot of fishing, swim or paddle off in your dinghy that's included in the sale, or for the 'bigger' boat enthusiasts, there is a boat ramp just up the road

Within minutes to main street, shops, cafes, hospital & all services, you can walk to everything

Suitable for retirees, families & lifestyle buyers, live the dream you will never want to leave!