

**6 Anne St, Mannum, SA, 5238**

partners

**House For Sale**

Monday, 30 September 2024

6 Anne St, Mannum, SA, 5238

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Rebecca Pym

## **Comfortable & Affordable - Move in or Rent out!**

- An excellent investment, retirement or first home at this price!
- Very neatly presented inside & out, with nothing to do but move in and enjoy
- Fantastic central town location, walk to school, OTR, sporting & shopping centres, short drive to main street & River
- Excellent access down side of home for vehicles or the boat/caravan, with a 6m x 6m double garage with roller doors, concrete floor & power for secure storage
- 3 bedrooms, master with ceiling fan and reverse cycle air conditioner, all with stunning freshly polished Jarrah floors that flow through to the kitchen & living areas
- Neat kitchen and bathroom, front lounge has ceiling fan and reverse cycle air conditioner, separate laundry & toilet
- Freshly painted, rainwater is plumbed, a 6.6 KW solar system for affordable living
- Out the back is a fantastic fully fenced yard, a full length veranda is the perfect spot to fire up the bbq and entertain in the privacy and comfort of your own backyard
- The yards are established to low maintenance gardens & lawn
- Loads of off-street parking and room for multiple cars, boat and/or caravan
- A great start into the property market, whether you move in or rent out for a healthy return!

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.