

**7 Purnong Road, Mannum, SA 5238**

partners

**House For Sale**

Sunday, 23 June 2024

7 Purnong Road, Mannum, SA 5238

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 3420 m2**

**Type: House**



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## "Best Offer" by 5pm Friday 12th July (usp)

• Set in an elevated position overlooking stunning lagoon & river waters, this lovely home is on a BIG block (3,420m<sup>2</sup>) with good shedding and AMAZING water views • Offering 4 bedrooms plus an office, 2 bathrooms, and 2 living rooms, this would make an ideal holiday getaway, investment or permanent living paradise for now or in the future • Step inside to the first delightful living room, carpeted it has sliding door access from both the carport and front verandah and overlooks the sensational water views • The master bedroom is located at this end of the home, with built-in robe and ensuite it also has its own private office (or you could convert this to a walk-in robe perhaps) • Bi-folding doors lead onto the large open plan kitchen/dine/living, with sliding door access to the front and rear verandas, also overlooking the sensational water views • Kitchen/dine has easy care flooring, electric oven & gas cooktop, breakfast bar and excellent storage • A slow combustion heater is well placed in the main living area, along with ceiling fans and ducted reverse cycle air conditioning to keep you comfortable in all seasons, and security roller shutters • Hallway leads onto the remaining 3 bedrooms, 2 have ceiling fans and stunning views to wake up to • Main bathroom is central to the bedrooms this end, with bath, shower, vanity and separate toilet, tiled laundry has wash trough and storage cupboard • A private covered and paved rear patio provides a delightful spot to sit with breakfast in the morning, out front is where the view is though and where you will want to be to unwind at the end of the day • The long concreted entrance driveway leads up past a double garage and to the double carport under the main roof of the home, providing excellent storage and easy access, with a handy storage shed that could be converted into a games room or guest stay • The large grounds (over ¾ acre) do provide plenty of room for pets or children to play, bigger gardens, or further shedding if required (subject to council approval) • 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 shops & cafes, just minutes away • The constant change of birdlife on the lagoon opposite add to the ambience of this stunning property, a public jetty is a short walk away to do a spot of fishing, swim or paddle off in your canoe, or for the 'bigger' boat enthusiasts there is a boat ramp & River access just up the road • Such a wonderful location will have the occupants racing home each day to enjoy, the flexible floor plan could also suit guest stay accommodation or housing elderly parents Best Offer by 5pm Friday 12th July (unless sold prior)