

**486 Flood Road, Mannum, SA, 5238**

partners

**Sold Land**

Monday, 30 September 2024

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Type: Land



Rebecca Pym

## 20 Acres with Excellent Shedding close to Town

Fabulous opportunity to secure a hobby farm lifestyle, approx. 20 acres on the outskirts of Mannum township

A great spot to build a home in the country with previous development plan consent to build a house from Mid Murray Council (this is subject to new approvals)

Well fenced into 4 paddocks and a holding yard, perfect for horse lovers, sheep or other animals, or you may just want the room to move for the family to enjoy the space & quiet

Two large established colour bond sheds on the property, one approx. 9m x 19m with 4 bays open front

The second shed approx. 9m x 15m has 5 bays separated into 2 separate areas with concrete floor, a holding yard with water trough is perfect for horses

Power runs through the property, mains water is connected (indirect supply) and there is a rainwater tank

Two road frontages from Flood road and Lovers Lane provide easy access for vehicles and farm equipment

The property is well fenced with typical post and wire horse fencing, with lovely countryside views that overlook the distant Mt Lofty Ranges

Offering a fantastic rural lifestyle, with plenty of room to move and ability to build a decent sized home without the limitation of tight boundaries and nosey neighbours

Enjoy a relaxing country lifestyle with the convenience of being a short drive from Mannum's main street for shops, cafes, hotels and of course the River Murray

With no time limits to build, there is no better place to bring kids up than in the country - be quick!