

lot 105 Berth 107, Mannum, SA 5238

FIR

Sold Residential Land

Friday, 18 August 2023

lot 105 Berth 107, Mannum, SA 5238

Type: Residential Land



Andrew Milne



Tom Cleland
0419853556

\$85,000

Looking for a real life change, or an investment in lifestyle, this large houseboat berth has come on the market, they are very tightly held, so what an opportunity. Below is all the information on the berth, but it really is the lifestyle that it offers you, imagining just cruising down the Murray, not a care in the world looking at the views and the wildlife including many river birds. This could be you, call Andrew on 0416 165 545 as it won't last long.

• Description: Marina Berth Lot 105/ Berth 107 – Mannum Waters Marina

• Mannum Waters is an ecologically friendly marina and is just a little more than an hour's drive from Adelaide and only minutes to the Mannum Township and golf course.

• The berth has an individual community title and comes with mooring and tie up poles, aluminium gangway, mains water, metered power, grey and black water pump out and vehicle parking.

• It is a generous 390m² marina berth – 10m wide and 39m in length.

• The Marina is privately gated and secure with direct access to the river, walking trails and surrounding wetlands.

• A lawn area and two car park places are included in front of the mooring.

• The berth is currently leased for \$325 p/m (\$3900 p/a)

The fees include the following:

1. Mid Murray Council - \$59.75 p/q (\$237 p/a)
2. Levy Notice / Corporate Fees - \$507.25 p/q (\$2029 p/a)
3. SA Water - \$67.85 p/q (\$271 p/a)
4. Power Supply - \$16.50 p/q (\$66 p/a)

Income from tenant p/annum = \$3,900
Total fees p/annum = \$2,603
Call Andrew 0416165545 RLA 323567