

Lot 322, Rosella Rise, Mannum, SA 5238

Residential Land For Sale

Friday, 3 May 2024



Lot 322, Rosella Rise, Mannum, SA 5238

Area: 570 m2

Type: Residential Land



Matthew Lee
0883533000

\$185,000

Immerse yourself in the panoramic vista that defines Stage 7 in Mannum Waters. Unrivalled along the Murray River, Mannum Waters Estate offers unparalleled value for money. Final Opportunity! Secure an allotment in Stage 7, the LAST of the stages WITH breathtaking elevated views over the wetlands, marina, extending all the way to the majestic Murray River CLIFFS. Boasting essential amenities like a public boat ramp and on-water refueling station, with plans for an exciting tavern on the horizon, this community is set to thrive. The renowned Mannum Waters Estate, coveted for its idyllic riverside lifestyle, this is the ultimate destination for families, water sports enthusiasts, and those craving tranquillity. Lot 322 boasts a prime location in Stage 7, positioned to capture stunning vistas from your future rear verandah. This exclusive allotment backs onto a protected nature reserve, guaranteeing a tranquil escape and unobstructed scenic views. Why is this the perfect spot? -Unbeatable Value with Unrivalled Views: In my opinion, Mannum Waters Stage 7 offers the most affordable waterfront views you'll find along the Murray River. -Panoramic vistas: Elevated views of wetlands, marina, and majestic cliffs. -Thriving community: Public boat ramp, on-water refueling station, and a future tavern! -Family-friendly: Perfect for boating enthusiasts (short distance to launch), water sports lovers, or those seeking a serene retreat. -Build your dream: Design your ideal holiday home or permanent residence and enjoy the beauty of the River Murray from your rear doorstep. Note: Settlement expected to be around September 2024. Proposed Lot 322 Rosella Rise Mannum SA 5238 Land Size: 570 sqm Frontage: 18.6 metres Zoning: Suburban Neighbourhood Council: Mid Murray Council Council rates: TBAMatthew Lee Michael Kris Real Estate RLA212749 Disclaimer: All information provided regarding Lot 322 Rosella Rise and Mannum Waters Estate is deemed reliable but not guaranteed. Prospective buyers are advised to conduct their own due diligence and verify all details independently. Any reliance on the information provided is at the buyer's own risk. Prices, availability, and specifications are subject to change without notice. Settlement dates are approximate and may vary. The seller and listing agent make no representations or warranties regarding the accuracy or completeness of the information provided. This is not intended to be a solicitation for sale. Buyers should consult with their legal and financial advisors before making any purchasing decisions