

**Lot 459, Marina Way, Mannum, SA 5238**



**Sold Residential Land**

Saturday, 16 December 2023

Lot 459, Marina Way, Mannum, SA 5238

Area: 1126 m2

Type: Residential Land



Matthew Lee  
0883533000

**\$322,000**

Dock Your Boat at Your Very Own Waters Edge Waterfront Land in Mannum Waters Estate. Situated in the Mannum Waters Estate, this waterfront allotment spans an impressive 1126 sqm. The estate, known for its popularity as a riverside holiday destination, offers a fantastic family lifestyle location for boating enthusiasts, water sports lovers, or those seeking a serene waterfront retreat. Located just south of the township of Mannum, which offers a range of amenities and hosts various events and festivals throughout the year. Whether you prefer a scenic drive from Adelaide via Monarto or a picturesque route through Birdwood or Mount Torrens from the North Eastern suburbs, Mannum Waters is conveniently within reach. This prime allotment presents an opportunity to design and build your own holiday house or permanent residence to take full advantage of the breathtaking views over the marina and wetlands, with the River Murray clifftops as a picturesque backdrop. The property features a waterfront easement, allowing you to moor your boat directly to the rear of your allotment and granting access to the main river through a navigable channel. Additionally, you have the privilege to construct your own pontoon, providing a convenient docking space for your speedboat, wake boat, recreational vessel, or tinnie. Mannum Waters boasts essential amenities, including a public boat ramp and an on-water refueling station. Exciting future plans for a tavern enhance the prospects and appeal of this emerging community.

**Property Details:**-Land size: 1126 sqm-Allotment suitable for building above the elevation of the most recent high water level.-Regular shaped allotment with an 18-metre frontage-18-metre wide x 15-metre waterfront easement-Mains water, mains sewer, and power connections available-NBN connection available-Single or double-story dwellings permitted, subject to Council consent-Enjoy excellent views of the marina, wetlands, and Murray River cliffs-Purchase and install your own pontoon at the rear of the allotment

**Address:** Lot 459, Marina Way, Mannum SA 5238

**Council:** Mid Murray Council

**Zoning:** WN - Waterfront Neighbourhood

For further details contact Matthew Lee at MichaelKris Real Estate RLA 212749. Note: The displayed images are for illustrative purposes only. Additional images showcase the Mannum Waters Estate, the Murray River adjacent Mannum Waters, and the township of Mannum.