

4 Salisbury Road, Mannum, SA, 5238

partners

Rural For Sale

Monday, 30 September 2024

4 Salisbury Road, Mannum, SA, 5238

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: Rural

River Murray Lifestyle Acreage, 43 acres with direct access to riverfront

A quite superb and unique opportunity to purchase over 43 acres of Freehold land with direct access to approx. 360 metres of riverfront on the magnificent Murray River

Benefit from the peace and quiet this acreage property offers along with valuable direct access to the mainstream river. This property provides the ideal River Murray lifestyle for permanent living or the perfect weekend escape for your family and friends to enjoy and escape from the hustle and bustle

The cosy, comfortable and freshly decorated 3 bedroom home sits to the northern end, with lovely covered entertainment and relaxing patios to the front, gardens & shedding; offered fully furnished ready for you to move in and enjoy this stunning property

The property is fully fenced with tracks leading through the property, with regrowth areas ideal for bush walking along with ample open areas for the kids to play or for riding bikes

Superbly located on the Adelaide side of the river approx. 8km upstream from Mannum

Includes a stock and domestic River Murray water licence all set up with pumps and tanks

The property has been irrigated in the past and if you wish to add to your river rural retreat an irrigation enterprise, a 36 megalitre Class 3 irrigation allocation is available to lease or purchase

Home connected to STED connection and a valuable 3kW solar system

Where else can you enjoy all your river and land sports with the added benefit of the privacy of your own acreage, and where you can also relax and enjoy the abundant birdlife and wonders of the mighty Murray

The exciting opportunities are almost endless - properties like this are rarely available, don't miss out!

Council: Mid Murray

Land size: approx 43 acres

Please note: the dwelling, sheds and tanks were NOT affected by the recent flood, and the land has drained superbly well and is ideal for riding bikes or quads and enjoying this huge river acreage