



## 72 Mannum Road, MURRAY BRIDGE, SA 5253

### Central Location & Charm!

Set on a neat, low-maintenance corner allotment in a central Murray Bridge location, this 1930 symmetrical stone cottage blends timeless character with everyday comfort and convenience. Just a short walk to the town centre, schools and local amenities, it presents an appealing opportunity for first-home buyers, downsizers or investors.

Behind its charming facade, the home offers three generously sized bedrooms, along with two separate living zones providing flexibility for families or guests. At the heart of the home, the central lounge features a cosy combustion heater, recently installed, creating a warm and inviting space for the cooler months.

The timber kitchen provides ample storage and overlooks the open-plan family living and dining area, complete with a recently installed split system air conditioner for year-round comfort. From here, step out to the covered verandah, ideal for morning coffee or relaxed entertaining while overlooking the low-maintenance garden.

The property enjoys excellent accessibility with direct entry to the double carport, adding everyday convenience for parking and storage.

**TYPE:** For Sale

**INTERNET ID:** 300P193633

#### SALE DETAILS

**Best Offer by 18/05/26  
USP (Guide \$520k  
-\$550k)**

#### CONTACT DETAILS

**Murray Bridge**  
201A Adelaide Road  
Murray Bridge, SA  
08 8531 9200  
RLA: 62833

**Jack Freestone**  
0435 207 475

Positioned within an easy commute to Adelaide, approximately one hour, this property represents a smart entry into a growing regional market with strong lifestyle appeal and long-term potential.

For more information or for a FREE market appraisal of your property, please contact Jack Freestone on 0435 207 475.

CT - Volume 5926 Folio 849

Council - Rural City of Murray Bridge

Council Rates - TBA

Zoning - Suburban Neighbourhood

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Elders Real Estate RLA 62833

Other features: Close to Schools, Close to Shops, Close to Transport, Roller Door Access

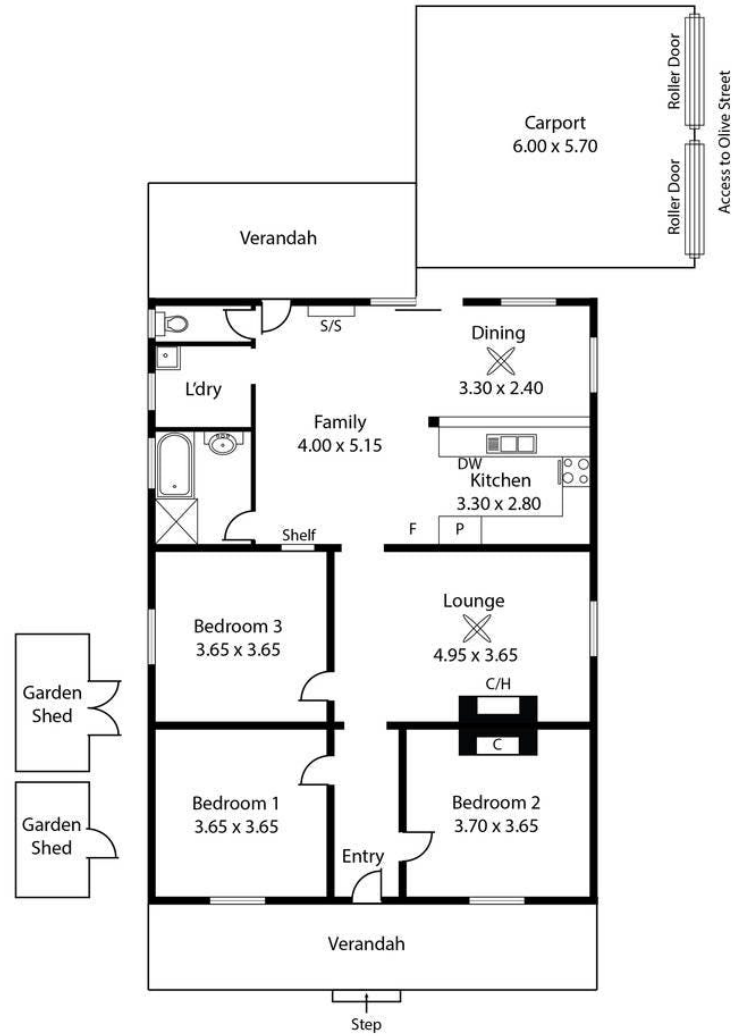
- Land Area 451.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2







72 Mannum Road,  
MURRAY BRIDGE



Living:	129.36 sqm
Verandah:	32.00 sqm
Carport:	34.20 sqm
<u>Total:</u>	<u>195.56 sqm</u>

This Drawing is for illustration purposes only.  
Not To Scale. All measurements are internal and approximate.  
Details intended to be relied upon should be independently verified.  
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