



## 194 Mannum Road, MURRAY BRIDGE, SA 5253

### Space, Shed & Style - This One Has It All

Step into comfort, space, and effortless modern living with this beautifully appointed four-bedroom family home, designed for relaxed everyday living. Ideally positioned in a location that feels peacefully removed from the hustle, yet remains just moments from the town centre, this home offers the perfect balance of convenience and serenity.

The master suite is complete with a walk-through robe and private ensuite, while three additional bedrooms provide ample accommodation for family or guests. At the heart of the home, a light-filled open plan kitchen, dining, and living area creates a welcoming hub where everyone can come together.

The well-equipped kitchen is perfectly positioned with convenient internal access from the double garage (featuring automatic roller doors), making unloading groceries a breeze and out of the elements. It boasts a large electric oven with gas cooktop, dishwasher, spacious pantry, and a seamless outlook over the living and dining areas. A slow combustion heater adds warmth and charm during the cooler months, while the separate main lounge offers year-round comfort with split system air conditioning.

Entertain with ease as sliding doors open to the outdoor entertaining area, overlooking a substantial backyard with lush, established lawns-ideal for children, pets, or weekend

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P193974

#### SALE DETAILS

**\$820,000 - \$870,000**

#### CONTACT DETAILS

**Murray Bridge**

201A Adelaide Road

Murray Bridge, SA

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RLA: 62833

**Ali Bolt**

0437 290 698

gatherings. Tradies, hobbyists, or those needing extra storage will appreciate the impressive 14.3m x 7.55m shed, complete with a concrete floor and automatic roller door, along with an additional garden shed.

Practicality meets sustainability with features including a bio-cycle septic system, rainwater storage dedicated to the garden, and pop-up irrigated lawns at the front of the property. The rear lawn is also serviced by pop-up irrigation, while irrigated garden beds ensure easy, low-maintenance upkeep year-round. Fully fenced and secure, the home also benefits from a 5kW solar system, helping to reduce energy costs.

Offering space, functionality, and lifestyle appeal in equal measure, this property is ready to welcome its next owners.

For more information or for a FREE market appraisal of your property, please contact Ali Bolt on 0437 290 698.

CT - Volume 6011 Folio 416

Council - Rural City of Murray Bridge

Council Rates - TBA

Zoning - Suburban Neighbourhood - SN

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 RLA62833

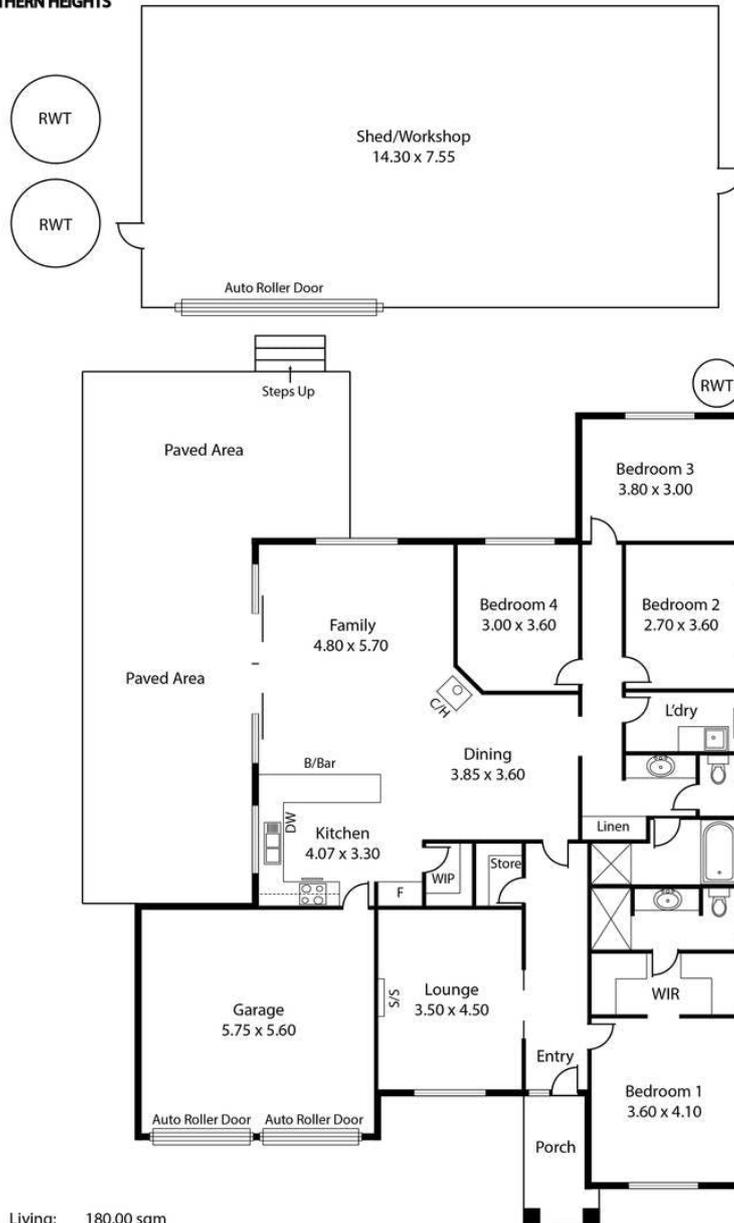
- Land Area 1,202.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 6







194 Mannum Road,  
NORTHERN HEIGHTS



Living:	180.00 sqm
Porch:	4.80 sqm
Shed:	108.00 sqm
Garage:	35.40 sqm
<b>Total:</b>	<b>328.20 sqm</b>

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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