



194B Mannum Road, MURRAY BRIDGE, SA 5253

Spacious living on generous Allotment

Set back from the road on a spacious approximately 1421m² allotment, this charming, elevated home offers privacy, comfort, and exciting potential for those seeking relaxed family living with room to make their mark.

Filled with warmth and character, the home features striking raked ceilings, and inviting living spaces designed for everyday comfort. The cosy lounge provides a peaceful retreat overlooking the lush lawn, while the well-equipped kitchen overlooks the dining area to create the true heart of the home including dishwasher and pantry.

Climate comfort is well catered for with below-floor reverse cycle ducted air conditioning along with the added warmth of a slow combustion heater.

Offering three bedrooms, the home provides comfortable accommodation for families, couples, or those looking for additional guest or office space. The main bedroom features a generous walk-in robe, sliding door access to a private balcony, and convenient entry to the main bathroom. Full of character, the bathroom includes a beautiful claw foot bath, separate shower and vanity. There is a separate toilet.

TYPE: For Sale

INTERNET ID: 300P196447

SALE DETAILS

\$680,000 - \$700,000

CONTACT DETAILS

Murray Bridge

201A Adelaide Road

Murray Bridge, SA

08 8531 9200

RLA: 62833

Ali Bolt

0437 290 698

Stepping outside, the property continues to impress with its peaceful setting and practical improvements. Tasteful low-maintenance gardens surround the home, while the large rear verandah overlooks a space that presents a true blank canvas. Whether you dream of creating the ultimate outdoor entertaining area, installing lush gardens, adding space for children and pets to play, or designing your own private retreat, the possibilities here are endless.

Practical features include a double carport, garden shed, and a substantial approximately 9m x 8m garage complete with cement floor and power connected, providing excellent storage, workshop, or hobby space.

The property also offers thoughtful sustainability features, including rainwater connected to the house, solar system, and an Envirocycle septic system to assist with reducing household running costs.

Combining character and functionality, this is a wonderful opportunity to secure a welcoming property that you can enjoy making memories for years to come.

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

CT - Volume 6011 Folio 418

Council - Rural City of Murray Bridge

Council Rates - TBA

Zoning - Suburban Neighbourhood - SN

Disclaimer:

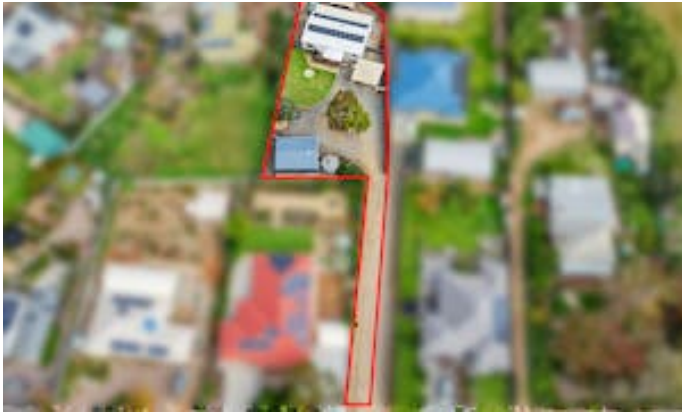
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Elders Real Estate RLA62833

- Land Area 1,421.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 4

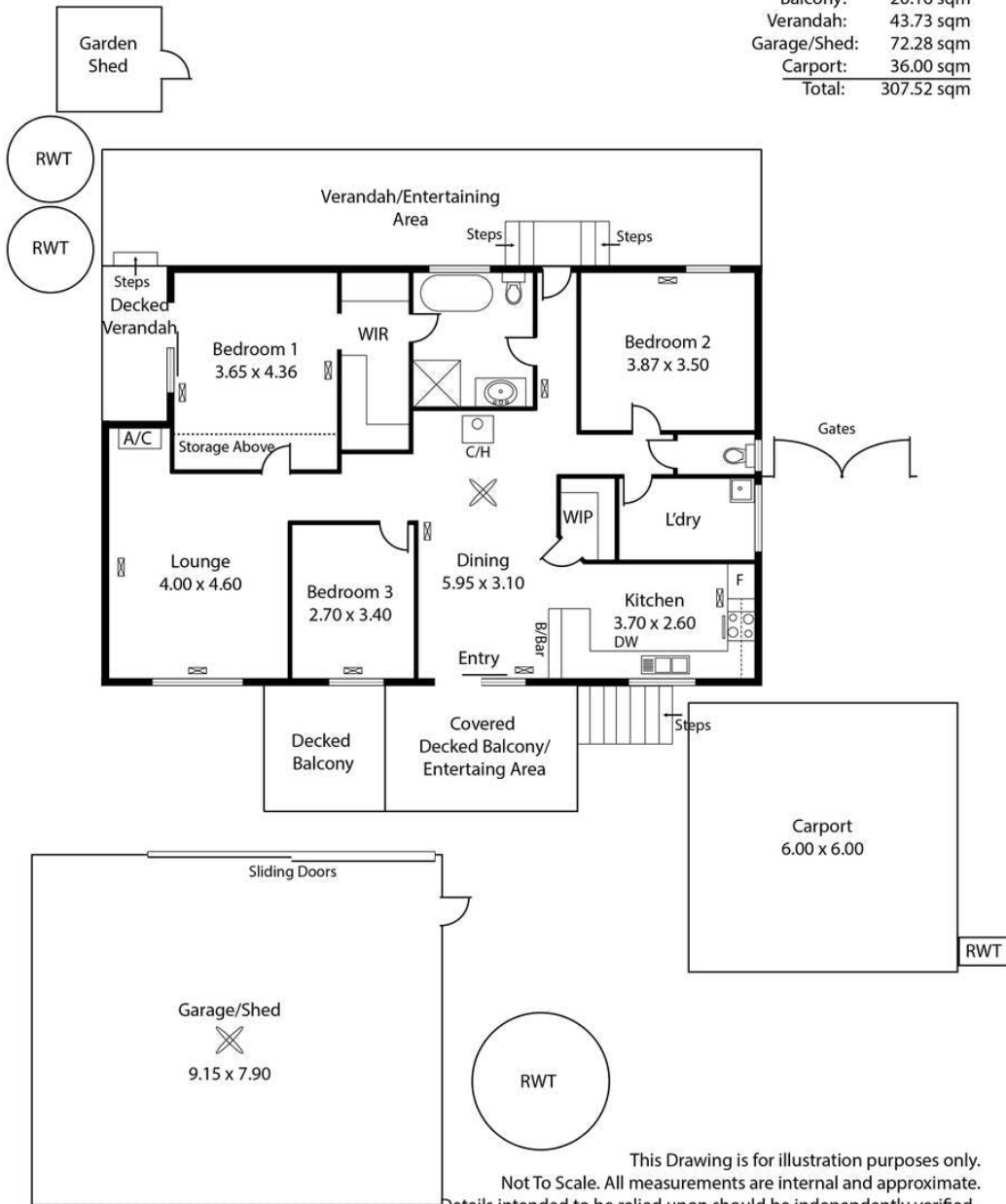






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MURRAY BRIDGE

Living:	135.35 sqm
Balcony:	20.16 sqm
Verandah:	43.73 sqm
Garage/Shed:	72.28 sqm
Carport:	36.00 sqm
Total:	307.52 sqm



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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