



Property ID 12565112885

## Mannum 1218 PURNONG ROAD

### Rivershare Marina - The Ultimate River Murray Lifestyle Investment

- Situated on approx. 3.77 Hectares with freehold ownership to the Rivers Edge this 15 Berth Marina property with substantial accommodation and storage facilities provides the perfect River Murray Lifestyle with income away from the hustle and bustle of city life.
- Located approx. 12km upstream from the popular River Murray township of Mannum on the western side of the River, just over an hours drive from Adelaide.
- Rivershare currently focuses on houseboat moorings and short term holiday accommodation from the substantial lodge on the property and is currently creating floating style accommodation to create unique upmarket tourism accommodation
- The Marina area with direct outlet to the River Murray comprises 15 houseboat moorings all with power, rainwater and sewerage pump out facilities. The Marina is well lit for night operations, has extensive parking areas and own boat ramp for smaller vessels.
- Established lawns and bitumen roads provide easy comfortable access to the property and water.

For Sale

\$2,200,000 excluding GST if applicable

 5  3  16



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- Quality 5 bedroom, 2 bathroom Lodge currently providing return from holiday home rentals provides a spacious open living area and master bedroom overlooking the marina and river. Ducted reverse cycle air conditioning keeps you and your guests comfortable in all seasons. Home also offers own cool room and a sunroom for further visitors or extra living area. Bi-fold doors and windows open from the living area and master bedroom to the front verandah with lawns leading towards the water.
- The second lodge on the property is currently a managers residence and incorporates laundry along with male and female toilets.
- Substantial high shedding of over 300m2 with front and rear automatic roller doors, mezzanine level, lined office and storage room provides ample storage for boats, cars and jet skis
- Not ready to fully retire but wish to enjoy this relaxing River Murray lifestyle then continue to enjoy the income from the Marina, storage and accommodation or perhaps you are ready to retire and wish to have this unique riverfront property to yourself. Either way this is a very unique offering that is not readily available this close to Adelaide.
- 3.77 Hectares with over 100 metres of absolute freehold River Murray frontage.

Opportunities knocks only every so often- don't miss this one!