



Property ID 12565112909

## Mannum 106 RIVER LANE

### Magnificent Architecturally Designed Riverfront Home

- This spectacular, architecturally designed residence is situated on an enormous 1,195m<sup>2</sup> block, with absolute Freehold ownership to the edge of the mighty River Murray.
- Offering approx. 240sqm of living with lush lawns to the waterfront and its own private jetty plus pontoon, located in THE most sought after residential area in Mannum.
- Exuding supreme luxury and contemporary style, this home epitomises the opulence of riverfront living.
- This magnificent home offers an intelligent design that allows the home to be used as a 4 or 5 bedroom residence plus a teenage retreat, comfortably sleeping 18.
- The exquisite residence offers living over 3 levels, with stunning solid blackwood stair case, jarrah floors and Douglas Fir exposed beams and rafters simply oozes extravagance.
- If it's entertaining you fancy then this fabulous solid timber kitchen and bar is centrally located to all living and entertainment areas opening up on to the spacious deck, also equipped with modern quality appliances, gas cooktop & pura tap, this kitchen is perfect

For Sale

\$949,000

5 3 5



Rebecca Pym

m: 0448 860 335

e: rebecca@bhprealestate.com.au

for the master chef.

- Spectacular layout with an inviting entry, quality fixtures throughout, a total of 4 living areas including mezzanine floor, rumpus room, 5 bedrooms, master suite with built in robes & direct access to balcony, bedroom 3 boasts built in robes also, while bedroom 4 is complete with its own teenage retreat separate from the home, and a total of 3 bathrooms.
- Loads of extras, including ducted reverse cycle air conditioning, ceiling fans in every room, ample storage, security alarm system, gas hot water, mains water & mains sewer.
- Designed perfectly for the water aspect, capturing the warm winter sun and generous cool summer breezes, this exquisite home will make you feel like you're on holidays every day of the week.
- Relax on the water's edge or lay back on the elevated decking and be seduced by tranquil, serene water views and beyond.
- Outside offers exceptional under cover and lockable space for the ski boat, caravan, Jet Ski, games area and more.
- Great entertainment areas both up-stairs and down, with lush green lawn from the home to the water's edge.
- Every single day you can be witness to the magnificent sunsets over the River Murray, as well as retreat in any of the multiple living areas, or entertain guests, all within the comfort of your own home.
- Quality furniture included in the sale, so you can move in and start enjoying immediately (speed boat with floating loading ramp also available to purchase).
- Sensational location under 1 hour to Adelaide, supreme quality living and magnificent surroundings, it's not just a home you're buying; it's an enviable lifestyle.