



Property ID 12565163847

## Mannum 34 MARINA WAY, MANNUM

**Live the River dream – Build here!**

- Fantastic opportunity to secure a riverfront block within a newly established Estate and Marina with quality homes being built and surrounding
- Absolute waterfront (the Title runs into the water) with fantastic open views over the marina waterway, towards Mannum Golf course and countryside opposite
- A generous size allotment of approx. 1,058m<sup>2</sup> (over 1/4 acre) with approx. 18 metres width of waterfront, allowing plenty of room to build your dream holiday or forever home
- Establish a jetty to moor your vessels, be it a river cruiser, ski boat, wakeboard or jet skis
- Swim, fish and boat in literally your own back yard, and just a short boat ride will have you on the River Murray where you can ski and enjoy water sports.
- All services available - sewer, water, power & NBN.
- Located a short drive from the Main Street of Mannum, and only just over an hour's drive up the freeway (via Monarto), making it the perfect getaway or permanent location.
- Mannum Waters offers a fully serviced Marina with the capability of housing 150 boats.
- Extensive wetlands and re-vegetation areas aimed at ensuring the environment is preserved are also being established.

For Sale

**\$289,000**



**Rebecca Pym**

m: 0448 860 335

e: rebecca@bhprealestate.com.au

- It's time to make the 'river change' in this exciting new Marina, with no time limits to build!

Buy now & benefit later!