



Property ID 12565163994

Mannum 34 RIDLEY ROAD

Superb Lifestyle Property

Tucked away on the outskirts of Mannum, this charming 3 bedroom home offers privacy, comfort and 4.5 acres of space!

A gravel drive leads you to this timber-framed home, and you are greeted by a wide and welcoming verandah, inviting you to kick back and relax any time of the day or night

The generously proportioned interior flows effortlessly from the welcoming kitchen/diner, with a roomy main bedroom and spacious new lounge to one side, and bedrooms 2 and 3, a family bathroom, separate wc, laundry and large study / home office to the other

To the rear of the house is a picturesque enclosed rear deck, including a fabulous spa, and steps to a serene formal fenced rear garden complete with large lawn, borders, firepit and seating area

The laundry leads you out to a tiled pergola area, a cosy shady corner leading out to the extensive acreage to the rear of this delightful home

For Sale

\$365,000



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Storage is easily taken care of with a huge 18m x 6m shed, currently split 3 ways into a workshop, carport and a 'retreat'

There is also a small lean-to for your pushbikes, and a much larger lean-to ideal for your boat, caravan and mower

The land is easily maintained with established trees, clear tracks and plenty of wide open space to enjoy as you wish

There's 36,000 litres of rainwater tank storage along with plumbed mains water if required; a 3.5kw Solar System, a recently installed new electric hot water system and a new rainwater pump too. Year-round comfort is provided with a slow combustion heater and a reverse cycle split system air conditioner in the lounge

This is a fabulous, private and relaxing home, beautifully cared-for and easy to look after – we welcome you to come and have a look!

Be quick – this wonderful property won't last long!