



Property ID 12565164114

Mannum 8 EDWARD STREET

SOLID BRICK HOME - 2 ROAD FRONTAGES

- Attractive & delightful family or retirement home on spacious allotment with dual road frontage allowing excellent access for vehicles, caravans, boats or trailers
- This double brick beauty has been a treasured home for almost 40 years for the current owner, freshly painted inside with lovely street appeal
- Suitable for families, couples, retirees or as an investment there are three good sized bedrooms, large master with ceiling fan, bedroom 2 has built-in cupboards
- Country style kitchen with rainwater plumbed, opens up to a large built-on extension that caters to the active family & incorporates the dining area and a second living area or even a games or hobbies room
- Spacious front lounge provides a delightful way to relax with carpet, ceiling fan and gas heater
- Comforts include security roller shutters, hand rails for the elderly, air conditioning and high ceilings, which enhance the spacious & homely feeling
- The bathroom is original but very functional, with bath, shower and vanity, and a

For Sale

\$199,500



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separate toilet

- A walk-through laundry provides plenty of space for the washing up
- The concrete & gravel driveway extends down one side of the home through the carport which is accessed from Edward Street, with a single garage, second carport and tool shed providing extra storage
- The large grounds allow plenty of room to put up another shed and create access from King George Street (stca), or if you have a green thumb you may prefer to re-establish the back garden back to something spectacular
- Attractive front garden has a clever watering system making it easy to maintain, the size of the allotment provides scope to develop further and add your own touches
- Centrally located and close to all facilities, just a hop, skip and jump away from the town oval, skate park and golf course, short drive to schools, leisure centre, 24 hour servo, main street shops and River
- An ideal property for investors, first home owners or anyone wanting a decent sized property in the heart of town

When size matters!