



Property ID 12565164135

## Mannum 3 HARDY STREET

### A Smart Start – Ideal Investment

- Easy to look after yet on spacious grounds, priced to appeal to a 1st home buyer, still active retiree or investor
- Ideal location, adjacent sporting oval and close to golf course, in a quiet street and the popular river town of Mannum
- 3 bedrooms, all with carpet and security roller shutters, one with ceiling fan and master with air conditioner
- Front lounge also with roller shutter, slow combustion wood heater and air conditioner, to help keep you comfortable in all seasons
- Neat kitchen with pantry and gas cooktop, overlooks back yard and flows through to dine
- The great outdoors are very accessible from sliding door off dine, with a rear timber deck perfect for bbq's and entertaining, while front & back ramps provide easy access
- Bathroom with bath, shower and vanity, separate toilet and tiled laundry
- Large allotment (986m<sup>2</sup>) provides ample room for vehicles, boats and caravans, or a blank canvas for those with a green thumb, double garage provides secure storage
- This position is just perfect for those seeking a peaceful leafy street and for the sports

For Sale

\$189,000



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mindful, just a 3-iron to the golf course and a drop kick to the footy oval

- Within a short drive to River, main street shopping, hospital, 24 hour fuel outlet, school & kindy, an easy commute to Murray Bridge, and under an hour's drive to Adelaide
- With Investment homes in demand and good tenants waiting, this would certainly make a great start into the property market, whether you are looking to move in or rent out