

12 ARIEL WAY **MANNUM**



FOR SALE

NOTHING TO DO FOR YEARS TO COME!

Welcome to your dream home in the picturesque town of Mannum, South Australia. This stunning 3 bedroom, 1 bathroom house is the perfect blend of modern luxury and country charm. As you drive up to the property, you will be greeted by the beautifully landscaped gardens and the charming front porch, making you feel right at home from the moment you arrive.

Step inside and be amazed by the spacious 156 square meter floor plan, with wide windows providing ample natural light. The living room is the heart of the home, with access to the outdoor sitting area via a sliding glass door, a personal access door to the garage and a private portico sheltering the front access door. The open-concept design seamlessly flows into the dining area and kitchen, making it perfect for entertaining guests or spending quality time with your loved ones.

The modest peninsula kitchen is fitted with stainless steel oven and rangehood, gas cooktop, Franke White Granite sink and a half drawer dishwasher. The full length pantry with peninsula style layout provides plenty of bench and storage space. You will love cooking up a storm while entertaining guests admiring the beautiful views of the outdoors. And speaking of the outdoors, step out onto the private courtyard and enjoy alfresco dining or simply relax listening to music, reading the paper or doing a crossword.. The fully fenced yard offers plenty of space for kids and pets to play, A split system air conditioning system ensures year-round climate control inside the home on those hot summer days or cold winter evenings. But that's not all - this property also features a secure parking area with a remote garage, ensuring your vehicles are safe and protected. The sheds provide ample storage for all your outdoor equipment and for those who love to tinker, the workshop is the perfect space to work on projects or store your tools.

As you make your way through the house, you will find 2 spacious bedroom with a third bedroom currently set up as a spacious study, there are built-in wardrobes, providing plenty of storage for your belongings. The master bedroom also features direct access to the bathroom, making it feel like your own private suite. And for those who work from home, the study is the perfect space to set up your office and stay productive.

But wait, there's more! This property is also eco-friendly, with solar panels and a 13.4kw Alpha Battery backup system helping reduce your energy costs and do your part for the e

3 BED | 1 BATH | 4 CAR

PRICE:
\$649,500

OPEN FOR INSPECTION:
N/A



Cary Hocking
0488414460
cary@atrealty.com.au
waikerierealestateforsale
RLA: 269823



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.