



### Lot 404 Rosella Rise MANNUM SA

Prime allotment in Stage 7 of Mannum Waters. Perched on a hilltop, Lot 404 offers panoramic views of the serene wetlands, bustling marina, and the Murray River cliffs. Imagine waking up to stunning sunrises over the water and enjoying the peace and tranquillity of this idyllic location. Just a short 70-minute drive from Adelaide, Mannum Waters boasts a thriving community with essential amenities including a public boat ramp, on-water refueling station, and a future tavern.

This generous 684 sqm block offers the perfect canvas to build your dream home and enjoy an enviable lifestyle. With easy access to boating, fishing, and other water sports, this is a water lover's paradise.

Situated significantly higher than the 1956 flood level, this property is above the floodplain and enjoys an elevated

**Price** : \$165,000  
**Land Size** : 684 sqm  
**View** : <https://www.michaelkris.com.au/sale/sa/murraylands/mannum/residential/land/8076642>



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# ALLOTMENT 404

