

1/17 Emily Street, Millicent, SA 5280



Sold Unit

Wednesday, 11 October 2023

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Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 141 m2

Type: Unit



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Welcome to Unit 1, 17 Emily Street Millicent, This large four-bedroom residence located on the western corner of the Emily Mews complex. This unit offers a sense of seclusion without the burden of yard maintenance typically associated with a house allotment. Notably, it features excellent wheelchair accessibility with a ramp leading up to the foyer and an open-format design allowing access throughout the home. This unit boasts several exceptional features, including impressive 10-foot ceilings and stunning panoramic views of the farmlands. These attributes alone contribute to an atmosphere of spaciousness and independence. The open-plan kitchen, dining, and living area is generously proportioned and equipped with an electric freestanding stove, a single sink, dishwasher, and ample countertop and storage space. Oversized windows flood the area with natural light, and you'll also find a reverse cycle air conditioner in the living space. A thoughtfully designed storage room makes excellent use of previously unused space, currently serving as a pantry but versatile enough to double as an office. Additionally, there are three bedrooms, two with built-in wardrobes, and one office that could also be used as a bedroom, complete with a reverse cycle air conditioner. All rooms are carpeted and feature blinds. The combined bathroom and laundry area includes a vanity, a spacious walk-in shower, a toilet, as well as a trough, room for a washing machine, and wall-mounted dryer. Additionally, a single carport is conveniently located at the rear of the complex for your convenience. There's also a storage room perfect for housing a BBQ and tools, which also houses the water softener and hot water service. Emily Mews enjoys a strategic location, close to schools, the hospital, and the main street, making it an ideal choice for both first-time homebuyers and investors. The Body Corporate Community Corp fees for this unit amount to approximately \$200.00 per quarter, with an additional contribution of around \$40.00 per quarter to the sinking fund. A rental appraisal has been conducted of approximately \$290.00 - \$310.00 Per Week. This unit is a beautifully maintained and inviting home, a testament to the diligent care provided by the current owners who have turned a basic 3 bedroom unit into a functional storage filled home.