

**116 Milne Road, Para Hills, SA 5096**



**House For Sale**

Friday, 17 November 2023

116 Milne Road, Para Hills, SA 5096

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 736 m2**

**Type: House**



Peter Li

0415413250

## **Auction On-Site Saturday 2nd December 4:30PM**

Discover the perfect blend of space and convenience in this tastefully updated home, ideal for first-time buyers or family buyers looking for a spacious home to make their own. The stylishly updated kitchen, bathroom and laundry deliver modern convenience while the spacious lounge and dining area, versatile family/meals area and fantastic undercover outdoor space make for the perfect family entertainer. An extra wide driveway offers gated access to an expansive, private rear yard, which is a haven for kids and pets while the generous shedding at the rear provides endless options. Positioned in a prime location, just a stroll from local amenities, this property presents a wonderful opportunity to enjoy comfortable living with room to grow! - Freshly updated and sizeable family home constructed c1986- Spacious open lounge and dining space at front of home- LED downlighting and updated floor coverings throughout- Updated kitchen with stainless appliances inc. gas cooktop & dishwasher- Gorgeous updated bathroom with separate toilet and linen press- Large undercover entertaining area with sound system, fans and mist jets- Extra wide driveway with gated access to rear for a boat/caravan etc.- Large private rear yard with ample lawn and floodlighting- Generous main bedroom with built-in robes- Bedroom two features built-in robe storage - Underfloor heating in bathroom, powder room and toilet (Wifi connected)- Ducted cooling throughout- Electronic Bluetooth-capable front door lock- Security doorbell with intercom- Positioned just a short stroll from local shops, reserves, schools and transport- Substantial rooftop solar power generation (6.6kW approximately)- Two large powered sheds (30sqm workshop/storage + 30sqm games room/rumpus)- Potential to further develop shedding into granny flat/studio (STPC)Other Information:Title: Torrens TitleCouncil: City of SalisburyZoning: General NeighbourhoodBuild: c1986Land: 736m<sup>2</sup>Frontage: 20.87mCouncil rates: \$1,665.60 per annumSA Water: \$153.70 per quarterEmergency Services Levy: \$125.60 per annumRental assessment: \$530per weekAll information has been obtained from sources deemed to be accurate, however, it cannot be guaranteed and neither the agent, agency or vendor accepts any liability for errors, omissions or oversights. Any reference to rates/outgoings, school zoning, planning consent, land/building sizes, build year, and solar panels are all approximate. It is recommended any interested parties conduct their own due diligence. If this property is being offered via public auction, the Form 1 (vendors statement) will be on display 3 business days prior to the auction, and for 30 minutes preceding the auction at the place of auction. RLA325330.