

**13 - 15 WHENNEN STREET, Millicent, SA 5280**



**House For Sale**

Wednesday, 12 June 2024

**13 - 15 WHENNEN STREET, Millicent, SA 5280**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 985 m2**

**Type: House**



Deon Howell  
0419037896

**\$295,000**

Welcome to 13 - 15 Whennen Street, Millicent. Situated over two separate titles, opportunity abounds for an owner occupier or savvy investor. 15 Whennen Street – Featuring a well-maintained, freestanding Mount Gambier stone, home ideally located close to essential amenities such as schools, kindergartens, daycare centres, and sporting facilities. Key Features: • Three bedrooms featuring timber blinds and polished wood floors. • Lounge with a wall-mounted reverse cycle air conditioner and a heat bank wall unit for year-round comfort. • A bright kitchen/dining area with an electric oven, ample storage, polished wooden flooring, and timber blinds. • A tiled bathroom with a bath, shower, and vanity for convenience and functionality. • A separate tiled toilet and laundry area with a sink for practicality and ease of use. • Under cover porch at the rear, perfect for relaxation and entertainment. • Additional amenities include a rainwater tank and a well-fenced, low-maintenance 506-square-meter allotment. 13 Whennen Street - • Fully fenced block, an approved Atco hut shed with a three-room layout • Power meter connected to the shed with provisions for sewerage and water. This property is an excellent opportunity for first-time home buyers seeking a comfortable and convenient living space or for investors looking to add a valuable asset to their portfolio. Don't miss out on the chance to make this residence your own!

GENERAL PROPERTY INFO: 15 Whennen Street, Millicent Property Type: limestone and colourbond roof Zoning: Neighbourhood Built: 1963 Currently advertised for lease: \$280 per week Council: Wattle Range Council Land Size: 506m<sup>2</sup> Lot Frontage: 14.0m Lot Depth: 37.2m Aspect front exposure: North west Water Supply: town rain Services Connected: Power, sewer, NBN Certificate of Title Volume 6045 Folio 355

GENERAL PROPERTY INFO: 13 Whennen Street, Millicent Zoning: Neighbourhood Council: Wattle Range Council Land Size: approx. 479m<sup>2</sup> Lot Frontage: 12.9m Lot Depth: 37.2m Aspect front exposure: North West Services: Power Certificate of Title Volume 6045 Folio 354