

**13 Milton Street, Bedford Park, SA 5042**

Smallacombe

**House For Sale**

Thursday, 11 April 2024

13 Milton Street, Bedford Park, SA 5042

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 871 m2**

**Type: House**



Ros Munt

0419034554

**\$750,000**

~ Auction: Saturday 4th May @ 12 noon (unless sold prior) ~With easy access to Flinders University and Medical Centre, this solid brick (Circa 1961) residence offers: \* Generous allotment of 871sqm (approx. 21.34m frontage) \* High side of the road with views \* Large living room \* Games/rumpus room with external access front and rear \* Separate dining \* Original retro style kitchen \* 3 bedrooms, central family bathroom and separate toilet \* Separate laundry \* 2 off-street car parks \* Shed/workshop Currently tenanted until January 2025. Excellent rental opportunity for investors, extend or re-build once you have vacant possession (subject to consents). Council: City of Mitcham Council Rates: \$1,372.45 per annum SA Water: \$166.30 per quarter ESL: \$140.70 per annum Land Size: 871sqm (approx. 21.34m frontage) Year Built: 1961 Zoning: Hills Neighbourhood (Z2405)