

14 Mount Gambier Road, Millicent, SA, 5280

Sold House

Wednesday, 26 July 2023



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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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Stone Home on Huge Allotment

Welcome to 14 Mount Gambier Road, Millicent - Located on a huge allotment of approx 1,403m² and a short 300m walk to the town centre of Millicent is this stone property, ideal for first home buyers, investors, or small families.

The property consists of 3 bedrooms, open plan kitchen/meals/living area, bathroom, laundry and pergola. Upon entering the front door, you step into the neutral and updated main living area. The tiled kitchen overlooks the tiled meals and carpeted living area. Neat and tidy kitchen with great size walk in pantry on offer, electric cooking and dishwasher with plenty of bench space and storage. This living zone boasts a reverse cycle split system with heating and cooling for comfort all year round.

All three bedrooms are of good size and boast plenty of natural light. The master bedroom with timber flooring is positioned at the front of the home and contains built-in robes, day and night blinds and captures a lovely front view of the front yard. The bathroom comprises of a shower, bath and new vanity with the toilet separate.

Outside is an elevated pergola overlooking the huge rear yard for your children and pets to run free for activities! A neat shed with concrete floor, power & lighting, veggie patch areas, wood & garden sheds for storage, bore servicing the outside water points plus an outside toilet. Easy side access through to the large rear yard provides plenty of options to extend or potentially subdivide (S.T.C.C).

The property is located within close proximity to the Millicent Hospital, Centennial Park, George Street (main Street) Shopping, IGA, Woolworths and St. Anthony's Catholic Primary School.

Additional Information:

Land Size: Approx 1403m²

Building Size: Approx 126m²

Council Rates: Approx \$1,616 per annum

Emergency Services Levy: Approx \$92 per annum

Water / Sewerage Rates: Approx \$157.00 per quarter

Age of Building: Approx 1950

Rental Appraisal: \$320 - \$330 Per Week