

**140 Mount Gambier Road, Millicent, SA 5280**

**Residential Land For Sale**

Friday, 12 April 2024



140 Mount Gambier Road, Millicent, SA 5280

Area: 1224 m2

Type: Residential Land



Fiona Telfer  
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**\$150,000**

The mind wondered with potential. Ideal for storage or Subject to council approval development. Note - This can not be used as residential housing. Large allotment of 1224m<sup>2</sup>. With Bolton oval at the back of the block, the park and playground around the corner, kindy and Newberry Park Primary School just a stones throw away as well as the Tenison Woods College Bus Stop just down the road. New electrical connection and switchboard. 3 phase power and high bay LED lights. Fully fenced rear yard with drive through access. Two new roller doors (front with remote entry). Provision for bathroom in place, under slab plumbing for toilet, shower and vanity with space for a washing machine. Previously a family run Service Station & Garage business with workshop. Tanks are still in the ground so priced to sell. Ideal for the small business. GENERAL PROPERTY INFO Property Type: Vacant Land Zoning: Neighbourhood Council: Wattle Range Council Land Size: 1224m<sup>2</sup> Rates: approx \$1040 per annum Aspect front exposure: Northeast Water Supply: Town supply Services Connected: Water, Sewer and power Certificate of Title Volume 5716 Folio 961