

# 16 Julie Anne Court, Millicent, SA 5280



## Unit For Sale

Monday, 25 December 2023

16 Julie Anne Court, Millicent, SA 5280

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Fiona Telfer  
0407976908



Deon Howell  
0419037896

**\$390,000**

Another highly sourced home perfect for retirement or investment? Conveniently close to amenities such as a supermarket, post office, and medical clinic. It boasts a charming exterior with Slate/ Limestone features and a Colorbond roof, complemented by a small grassy front lawn and roses framing this to be a low maintenance home. Inside, you'll find an open-plan living space with a comfortable carpeted lounge area. The dining and kitchen areas feature easy-to-maintain lino flooring and are equipped with a reverse cycle air conditioner for year-round comfort. The kitchen itself offers a range of modern amenities, dishwasher, pantry, wall-mounted fan-forced oven and hotplates, a breakfast bench and butler slide space to hide the kettle and toaster. This unit offers two carpeted bedrooms, both equipped with built-in wardrobes for ample storage. The bathroom is spacious and includes a vanity and toilet.. A Third potential small room is good for a single bed or office space. Step through the sliding door to access the rear open paved area, perfect for outdoor enjoyment with adding your own array of potted plants to enjoy. The laundry is conveniently located adjacent to the kitchen and includes built-in cupboards and a bench, with an external door to the clothes line. You'll also benefit from internal access to the single garage, which features an automatic roller door for easy entry and security. This property is part of a Community Corporation, with a current annual installment of \$300, making it a hassle-free choice for low-maintenance living. Don't miss out on this fantastic opportunity and book your inspection today.

**GENERAL PROPERTY INFO**  
Property Type: Exterior slate stone and colorbond roof  
Zoning: Neighbourhood  
Council: Wattle Range Council  
Year Built: 2006  
Land Size: 305m<sup>2</sup>  
Rates: \$1937 per annum  
Aspect front exposure: Northwest  
Water Supply: Town supply shared meter for water use  
Body Corporate management- \$300 per annum  
Certificate of Title Volume 5950 Folio 819