

**17 Holzgrefe Street, Millicent, SA 5280**

**House For Sale**

Wednesday, 3 April 2024



17 Holzgrefe Street, Millicent, SA 5280

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 1076 m2**

**Type: House**



Melissa Walker  
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Deon Howell  
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**\$299,000**

Are you in search of a substantial and sturdy family residence to establish yourself in the real estate market? Positioned to face north towards the side street, this property offers a serene setting with a generously sized front lawn area. All on a large allotment of 1076m<sup>2</sup>. As you step through the carpeted entrance, you're greeted by a cozy, carpeted lounge open to the dining area which has vinyl floors. Dual aspect windows let in plenty of light and a split system air conditioner heats and cools the home from here. The kitchen, boasts ample cupboard space and features an original design that includes a freestanding electric stove. The vinyl floors from the dining flow through the kitchen, this leads to a large tiled laundry with built in storage and adjacent separate toilet. There are three bedrooms in total, all carpeted and with blinds. The main bathroom is spacious and tiled, there is a separate shower and bath and a modern vanity. Additionally, a linen press and a separate toilet are conveniently located off the laundry area. A rear sunroom or porch has a cement floor and plenty of windows let in natural light and a rear door leads to the back verandah, offering a pleasant, private outdoor pergola space overlooking the rear yard. Completing the property's amenities, there's a carport attached to the home along with a single galvanized garage and a garden shed. Hesitate and you will miss out on this affordable gem, call today to arrange an inspection. Currently Rented : \$255 per week until 29th May 2024

GENERAL PROPERTY INFO: Property Type: limestone and iron roof Zoning: Neighbourhood Built: 1965 Council: Wattle Range Council Land Size: 1076m<sup>2</sup> Lot Frontage: 33.9m Lot Depth: 37.1m Aspect front exposure: South Water Supply: town Services Connected: Power, water, sewer Certificate of Title Volume 5603 Folio 316