

22 Burdon Street, Millicent, SA 5280



House For Sale

Thursday, 16 May 2024

22 Burdon Street, Millicent, SA 5280

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 599 m2

Type: House



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Deon Howell
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\$275,000

Welcome to this charming solid Mount Gambier stone home with a tile roof, featuring a common wall with the adjoining property, situated on a 599m² allotment. Upon entering, you'll step into a spacious carpeted lounge room complete with a slow combustion wood heater and a new reverse cycle air conditioner, seamlessly connected to the renovated, modern eat-in kitchen. The kitchen boasts electric cooking facilities, a rangehood, dishwasher, double sink, and a pantry for added convenience. Off to the right of the kitchen, a small hallway leads to two generously sized double bedrooms and a tiled bathroom with a shower and vanity. The third bedroom is located off the lounge, while on the left of the kitchen, you'll find a large laundry/mudroom area with a step-down to a versatile second living space, perfect for children's activities. Open the door from this area to a spacious semi-enclosed paved rear pergola, ideal for outdoor entertaining. Additionally, there's an iron shed in the rear yard, perfect for use as a workshop with its cement floor and power connections. Added bonuses include a 5Kw Solar system to reduce your dreaded power bills and an equip bore in the rear yard allowing you to keep the lawns green and watered, and supply as many garden beds as you like allowing you to be environmentally friendly and self sufficient. This property enjoys a fantastic location close to McLaughlin Sporting Park, Nature Playground, North Primary School, and Millicent's Main Street. Currently tenanted until 09/12/2024 @\$295.00 per week. Don't miss out on this opportunity to own an affordable and inviting home. Call to arrange your inspection today.

GENERAL PROPERTY INFO: Property Type: Mount gambier stone construction with an iron roof. Zoning: Neighbourhood Council: Wattle Range Council Land Sizes: 599m² Rates: approx. \$300.00 per quarter. Lot Frontage: 15m Lot Depth: 39.9m Aspect front exposure: Southeast Services Available: power, town water and sewer plus a bore and 5kw solar system. Certificate of Title: Volume 5234 Folio 659