

**24 Smith Street, Millicent, SA 5280**

**Sold House**

Saturday, 12 August 2023

24 Smith Street, Millicent, SA 5280

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 699 m2**

**Type: House**



Bianca Taylor

**\$189,000**

Located in Millicent, this property offers a fantastic investment opportunity. With its solid construction, low maintenance features, and expected achievable rental income of \$300 per week, this home is an attractive option for savvy investors or a busy family. Upon arrival, you'll notice the attractive low maintenance front garden, complete with a concrete driveway and double gates that provide secure off-street parking. With a semi-rural outlook across the road, this property provides the convenience of in-town living with added privacy. Step inside and be greeted by a spacious lounge room boasting polished timber floors and featuring an electric heating system, ensuring a cozy and inviting atmosphere throughout the year. This is the perfect space for relaxation and family gatherings. The large eat-in kitchen is complete with an electric stove, vinyl flooring, plenty of cupboard storage and offers ample space for cooking enthusiasts. There are three well-appointed bedrooms, each adorned with polished timber floors, creating a warm and inviting ambiance. Additionally, a linen cupboard in the hallway provides a convenient storage solution for your household essentials. The central bathroom features a walk-in shower, bath, and vanity, ensuring your everyday needs are met. For added convenience, the toilet is separate from the bathroom. Completing the interior amenities is a laundry with a built-in trough, providing functionality for your daily chores. Step outside to the large, low maintenance, and enclosed rear yard where you can enjoy the outdoors in privacy. A garden shed is available to store your gardening equipment, offering practicality and additional storage. Don't miss out on this charming property! Contact Bianca Taylor today to arrange a private viewing and secure your future investment in Millicent. Additional Information: Land Size: Approx 699m<sup>2</sup> Building Size: Approx 107m<sup>2</sup> Council Rates: Approx \$220 per quarter Emergency Services Levy: Approx \$75 per annum Water / Sewerage Rates: Approx \$157 per quarter Age of Building: Approx 1965 Rental Appraisal: \$300 per week