

# 33 Thomas Road Rocky Camp via, Millicent, SA 5280



## Sold Lifestyle

Tuesday, 14 November 2023

33 Thomas Road Rocky Camp via, Millicent, SA 5280

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 2 m2**

**Type: Lifestyle**



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**\$520,000**

Just a short five minutes from Millicent is a quiet peaceful community called Rocky Camp where you will find an elevated 5 Acre property with glorious north facing hillside views. This property has so much to offer to make all the fun things possible. During the winter months, weekends will revolve around the firepit, toasting marshmallows, sharing a glass of wine, listening to the sounds of nature and watching the kangaroos feeding on the block. Three bedrooms, all carpeted with curtains and night blind. Two rooms with built in wardrobes and ceiling fans. Bathroom with shower, bath and vanity and the toilet is separate. Laundry with wash trough and taps with door to the back verandah. Open plan living, dining and kitchen with freestanding oven with gas cooktop and oven with electric grill and single sink. Potential to have a pantry or office that leads from the front entry and kitchen. Reverse cycle airconditioner to keep the home warm in the cold months and cool in summer. The outdoor living hasn't been forgotten here, with the excellent fully enclosed pergola, and glass sliding doors that open to a decked entertainment area. This area has a woodfire and bar area great for entertaining. Soak in the beautiful scenery whilst having your morning cuppa. Magnificent shedding with 3 car spaces undercover and locked sheds with cement flooring and power. New bore pump installed across the whole property. The ability to live fully off grid with a 5.5Kw Solar System with 18 panels and a battery backup. 22,500L of rainwater supply to the whole home with the ability to switch to bore. Gas Hot Water Service. Established chook pen, veggie garden, potting sheds and a variety of fruit trees and even room to house some sheep or calves. There are endless opportunities with this property, contact to book your private inspection today.

**GENERAL PROPERTY INFO**  
Property Type: Weatherboard & Iron Roof  
Zoning: Rural Living  
Council: Wattle Range Council  
Year Built: 2005  
Land Size: 2.02ha or 4.99 Acres  
Rates: approx. \$ per annum  
Lot Frontage: 100.3m  
Lot Depth: 200.6m  
Aspect front exposure: Water Supply: 22,500L Rainwater  
Services Connected: Power, septic sewerage  
Certificate of Title Volume 5364 Folio 339