

**4 Etona Court, Milang, SA 5256**



**House For Sale**

Friday, 1 March 2024

4 Etona Court, Milang, SA 5256

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 742 m2**

**Type: House**



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**\$399,000**

Best Offers By 13th of March 2024 Ray White Strathalbyn proudly presents an immaculate 2008 built, 3 bedroom, 2 bathroom home situated on a spacious 744sqm allotment. Indulge in the serene charm of Milang with this meticulously maintained residence. Offering 3 generously proportioned bedrooms, the Master suite features its own private ensuite and a Walk-in robe, while bedroom 2 boasts a convenient built-in robe for enhanced storage solutions. With 2 expansive living areas, parents can unwind in the tranquil front room, while the kids enjoy their own designated lounge for playful activities. Designed for spacious living, the kitchen is thoughtfully crafted with abundant cupboard space, a pantry to neatly stow away culinary essentials, and a sizable breakfast bench, ideal for assisting children with homework or whipping up a batch of muffins together. Step out onto the expansive undercover deck, offering abundant space to host memorable gatherings with family and friends in elegant comfort. Complete with blinds, this versatile decking area guarantees enjoyment regardless of the elements, enabling you to relish every moment with your guests, rain or shine. Moreover, the property boasts a substantial 7m x 7m garage, providing not only convenient backyard access but also serving as an ideal workspace for the handy individuals among us. With ample storage capacity, it's the perfect spot to safeguard family treasures, whether it's the beloved caravan or cherished boat, ensuring all your recreational essentials are securely housed. Embracing sustainable living principles, the home is equipped with a 3kw solar system, effectively reducing energy costs to unprecedented lows. Furthermore, two substantial water tanks, plumbed directly to the house, contribute to eco-friendly water conservation efforts, enhancing the property's environmental footprint.

Internal features: • 2008 Built • Master bedroom with Walk-in robe • Ensuite • Built-in robe • 2 Living • Ample cupboard space • Stainless Steel Appliances • Ducted Air Conditioning

External features: • 744sqm allotment • Low maintenance gardens • 7 x 7m Shed with backyard access • Electric Gates • Entertainment area • Water tanks plumbed to the house • Solar

Nearby Features: • 2-minute drive to the Milang Pier Hotel • 2-minute drive to the Milang Bakery • 2-minute drive to the Historical Anzac Park • 2-minute drive to Eastern Fleurieu School • 3-minute drive to the Milang Jetty. Conveniently located, you are situated just 12 minutes from Strathalbyn, 10 minutes from the Langhorne Creek wine region, 20 minutes from Goolwa, and 40 minutes from Victor Harbour. For city commuters, you are only an hour from the Adelaide CBD. All information provided has been obtained from sources we believe to be accurate; however, we cannot guarantee the information is accurate, and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans, and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice.