

**6 McRostie Street, Millicent, SA 5280**



**Sold House**

Monday, 18 March 2024

6 McRostie Street, Millicent, SA 5280

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 691 m2**

**Type: House**



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## Contact agent

Welcome to 6 McRostie Street, Millicent South Australia. Nestled on a corner allotment in a convenient location near schools, kindergarten, and the bustling CBD, this home presents an excellent opportunity for first-time buyers, retirees, or those seeking a low-maintenance property.

**Key Features:**

- Solid Stone Construction:** This sturdy solid limestone home offers durability and timeless appeal.
- Modern Kitchen:** Enjoy the convenience of an updated kitchen featuring an electric wall oven, electric hot plates with safety switch, overhead exhaust fan, pantry cupboard, dishwasher, and soft-closing drawers.
- Entertainment Area:** Step through sliding doors from the open dining area onto the expansive paved back pergola, perfect for outdoor gatherings. Adjacent is a single garage converted into a versatile pool room or man cave, complemented by a carport attached to the side of the home.
- Comfortable Living:** Three carpeted bedrooms, including a double-sized main bedroom with built-in robes, offer cozy retreats. The generous living area boasts carpeting, a reverse cycle air conditioner, heat shifter, and a Jindara Slow combustion heater.
- Modern Bathroom:** The large, modern bathroom features a bath, screened shower, toilet, vanity unit, and heat lamps for added comfort.
- Functional Laundry:** The large, tiled laundry provides rear door access to the back pergola area, ensuring convenience.
- Outdoor Oasis:** The fully enclosed back yard boasts a pop-up sprinkler system, established orange and lemon trees, and single door access to sheds. A single carport, double shed with power, cement flooring, and bench space, along with the renovated man cave, provide ample storage and hobby space. Off-street access via Mowbray Street adds convenience.
- Efficient Utilities:** Benefit from an instant gas hot water service, rainwater tank, and solar panels on the roof, ensuring efficiency and sustainability.
- Easy-care Gardens:** Situated on a corner allotment spanning 691m<sup>2</sup> (approx.), the property features easy-care garden and lawn areas, perfect for those seeking a low-maintenance lifestyle.

Don't miss the opportunity to make this charming property your own. Contact us today to arrange a viewing!

**GENERAL PROPERTY INFO**

Estimated Rental Appraisal - \$330 to \$340 per week  
Property Type: limestone and tiled roof  
Zoning: Employment Zone  
Council: Wattle Range Council  
Year Built: 1966  
Land Size: 866m<sup>2</sup>  
Rates: approx. \$1500 per annum  
Lot Frontage: 18.2m  
Lot Depth: 38.5m  
Aspect front exposure: North west  
Water Supply: Town & Small Rain water tank  
Services Connected: Power, septic sewerage  
Certificate of Title Volume 5672 Folio 26