

7 Julie Anne Court, Millicent, SA 5280

House For Sale

Tuesday, 28 November 2023



7 Julie Anne Court, Millicent, SA 5280

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 252 m2

Type: House



Fiona Telfer
0407976908

\$325,000

Are you in search of the perfect retirement or investment property? This unit is situated in a highly sought-after and popular location, conveniently close to amenities such as a supermarket, post office, and medical clinic. It boasts a charming exterior with Florentine Limestone walls and a Colorbond roof, complemented by a small grassy front lawn. Inside, you'll find an open-plan living space with a comfortable carpeted lounge area. The dining and kitchen areas feature easy-to-maintain lino flooring and are equipped with a reverse cycle air conditioner for year-round comfort. The kitchen itself offers a range of modern amenities, dishwasher, pantry, wall-mounted fan-forced oven and hotplates, a breakfast bench, double sink, and a rainwater tap. Step through the sliding door to access the rear open paved area, perfect for outdoor enjoyment with adding your own array of potted plants to enjoy. The laundry is conveniently located adjacent to the kitchen and includes built-in cupboards and a bench, with an external door for added convenience. This unit offers two carpeted bedrooms, both equipped with built-in wardrobes for ample storage. The bathroom is spacious and includes a vanity and toilet, complete with grab rails for added safety. Additionally, a linen press in the hallway provides extra storage space. You'll also benefit from internal access to the single garage, which features an automatic roller door for easy entry and security. Plus, a newly installed hot water service ensures your comfort and convenience. This property is part of a Community Corporation, with a current annual installment of \$300, making it a hassle-free choice for low-maintenance living. Don't miss out on this fantastic opportunity!

GENERAL PROPERTY INFO
Property Type: Exterior stone and colorbond roof
Zoning: Neighbourhood
Council: Wattle Range Council
Year Built: 2006
Land Size: 252m²
Rates: \$1528 per annum
Aspect front exposure: Southwest
Water Supply: Town supply shared meter for water use
Body Corporate management- \$300 per annum
Certificate of Title Volume 5950 Folio 810