

# 8 Hutchesson Street, Millicent, SA 5280



## House For Sale

Saturday, 9 December 2023

8 Hutchesson Street, Millicent, SA 5280

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 705 m2**

**Type: House**



Fiona Telfer  
0407976908



Deon Howell  
0419037896

**\$345,000**

This charming split-level residence boasts a spacious lounge area with clever utilization of a cozy loft, making it an ideal spot for a library, study workspace, reading nook, or relaxation area. The lounge is adorned with expansive windows featuring day/night block-out blinds, a reverse cycle air conditioner, and offers breathtaking views of the northern farmland from its elevated 705m<sup>2</sup> allotment. Inside, the interior exudes a soothing, neutral color palette throughout. A slate-floored family sitting room features a slow combustion fireplace, creating a warm and inviting atmosphere. It seamlessly flows into the timber kitchen, complete with an electric stove, double sink, dishwasher, and pantry. The main bedroom, carpeted for added comfort, boasts floor-to-ceiling built-in wardrobes and is equipped with day/night blinds for privacy and light control. The second and third bedrooms are similarly carpeted and feature day/night blinds. The bathroom is well-appointed with a separate shower, bath, and vanity, conveniently located adjacent to a toilet. [New tiles and vanity will be included if wanting to update the bathroom. A linen press and a laundry area can be found off the kitchen/dining space. Outside, you'll appreciate the fully covered carport with ample room for additional vehicle parking, leading to a double sliding-door shed. The property also offers a relatively low-maintenance garden and an enclosed rear yard, perfect for safely accommodating both pets and children.

**GENERAL PROPERTY INFO**  
Property Type: Brick and Tile  
Zoning: Neighbourhood  
Council: Wattle Range Council  
Year Built: 1974  
Land Size: 705m<sup>2</sup>  
Rates: \$1308 per annum approx  
Lot Frontage: 21.3m  
Lot Depth: 33.1m  
Aspect front exposure: Northeast  
Water Supply: Town supply  
Certificate of Title Volume 5128 Folio 433