

9 Millicent Street, Athol Park, SA 5012

Smallacombe

Sold House

Thursday, 26 October 2023

9 Millicent Street, Athol Park, SA 5012

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1013 m2

Type: House



Henry Vong
0423245373

\$800,000

VERSATILE OPPORTUNITY IN CONVENIENT LOCATION This solid brick home in popular Athol Park presents an enticing opportunity to embark on a new property journey. Set on a 1,013sqm (approx.) block, this could be an ideal location for a contemporary development, or a brand-new build (subject to consents). Or perhaps you'll continue to update this partially renovated property and make it your family's next home, or avail of the rental potential here? The home offers: * Pine floorboards * Large lounge room with corner window * Generous dining/family room with combustion heater adjacent the kitchen * Kitchen featuring a wide stainless-steel oven with gas cook top * Four bedrooms ~ 3 with BIR ~ or 3 bedrooms plus additional flexible living space * 2 modern bathrooms ~ one with separate toilet, freestanding bath and retro terrazzo flooring * Ducted reverse cycle air-conditioning * Large rear verandah * Generous studio with built in storage * Two sheds * Ample space for gardening and outdoor entertaining pursuits, or an extension (subject to consents) * Parking for four vehicles, including lock-up carport

The home is close to The Parks Recreation Sports Centre. Bus and train transport is just minutes away. The central location also means easy access to both South Road and the North-South Motorway. Childcare, schools and major shops including Arndale Shopping Centre are also just minutes away. Spend sunny days at Semaphore's seaside, which is an easy 10-minute (approx.) trip in the car and revel in being near popular Port Adelaide and its café culture. This superb opportunity is not to be missed. Contact Henry Vong today.

Council: City of Charles Sturt
Council Rates: \$1,243.65 per annum
SA Water: \$157.09 per quarter
ESL: \$131.60 per annum
Land Size: 1,013sqm (approx.)
Year Built: 1962
Zoning: Strategic Employment