

12 BELT ROAD, Millicent, SA 5280

House For Sale

Friday, 12 July 2024



12 BELT ROAD, Millicent, SA 5280

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 2445 m2

Type: House



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\$670,000

Nestled in a prime location, this exquisite residence seamlessly blends old-world charm with contemporary comforts. Originally built in 1910 and gracefully extended a century later, this home offers a unique blend of character and functionality.

Key Features:

- **Original Charm:** The original section features high ceilings, ornate ceiling roses, original windows and doors, and elegant light fittings.
- **Bedroom Configuration:** Three bedrooms in the original part, with potential to convert one into two separate rooms. The second bedroom includes a walk-in robe and ensuite, while the third boasts a large walk-in robe, sunroom, and access to the main bathroom.
- **Living Areas:** Enjoy a second living area with a wood fire and study space, perfect for relaxation and work.
- **Modern Extension:** The extension boasts a stunning bathroom with floor-to-ceiling tiles, underfloor heating, spa bath, toilet, shower, and vanity.
- **Kitchen and Dining:** A true masterpiece awaits in the open-plan kitchen, dining, and lounge area. Soaring ceilings with high windows flood the space with natural light. The gourmet kitchen features a 900mm wide oven, gas cooktop, brand new dishwasher, stone benchtops, dual sinks, pantry, and views of the rear garden.
- **Additional Amenities:** Tiled floors with underfloor heating, provision for a bar in the dining area, and a spacious lounge area with stacker sliding doors leading to a large pergola. Brand new 9kw split system air conditioner
- **Outdoor Delights:** Low-maintenance gardens, hot mix driveway, bore and sprinkler system, fenced rear yard for pets, double carport, large shed, shipping container, and woodshed ensure ample storage and recreational space.
- **Prime Location:** Walking distance to main street amenities including shops, cafes, schools, gallery, and library.

Summary: - Experience the grandeur of this spectacular heritage home where every detail has been meticulously curated. With a perfect blend of historic charm and modern conveniences, this residence offers a lifestyle of luxury and comfort. Move-in ready, it invites you to enjoy the best of both worlds in a sought-after location. Don't miss the opportunity to make this your new home.

GENERAL PROPERTY INFO: Property Type: Mount Gambier Stone with a colourbond roof. Zoning: Neighbourhood Council: Wattle Range Council Year Built: 1910 Land Size: approx. 2445m² Rates: approx. \$480 per quarter Lot Frontage: 39.1m Lot Depth: 62.6m Aspect front exposure: South West Water Supply: Town Supply, Bore & Rain Water Services Connected: Power. Certificate of Title Volume 5729 Folio 918