

**23 Main Street, Millicent, SA, 5280**



**House For Sale**

Saturday, 10 August 2024

23 Main Street, Millicent, SA, 5280

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Type: House**



Deon Howell  
0419037896

## FEDERATION CHARMER IN PRIME POSITION WITH UNLIMITED POTENTIAL.

Step through the front gate of this exceptional property, and you'll instantly feel at home. This solid character residence seamlessly blends the charm of a bygone era with spacious living, all set on an expansive approximately 1715m<sup>2</sup> allotment. Enjoy comfortable and easy living just 500 meters from the heart of town, where space and privacy await.

Original features throughout the home include a stunning leadlight entrance door, elegant fire surrounds with mantles, intricate ceiling roses, beautiful fretwork, original timber floors, and a classic bullnose verandah. This large family home, positioned to the rear of the generous lot, offers endless potential for customization and personalization.

As you enter, a wide hallway with timber floors greets you, flanked by a spacious bedroom with built-in robes and a cozy fireplace. Across the hallway, you'll find a versatile formal lounge/library or fourth bedroom, complete with an open fire and reverse cycle air conditioning. Both rooms feature carpet, beautiful ornamental fireplaces, and curtains.

Continuing down the hallway, discover the second bedroom on your left, also featuring built-in robes and an ornamental fireplace. On your right, the open-plan kitchen, dining, and family area become the heart of the home. The kitchen boasts timber cabinetry, timber benchtops, a dishwasher, and a generous walk-in butler's pantry—perfect for preparing meals while keeping an eye on loved ones in the adjoining living room. The kitchen and dining area have vinyl flooring, while the family room is carpeted for added comfort. An office with an external door is accessed from here, while a slow combustion wood fire and a reverse cycle air conditioner, ensures year-round climate control.

Further down the passageway, you'll find the third bedroom with charming external French doors. At the rear of the home is a spacious mudroom—ideal for dropping off shoes, bags, and equipment upon entering. The tiled bathroom includes a shower, bath, and vanity, along with a separate toilet for added convenience.

Step outside to the enclosed, paved pergola, which exudes character and connects to the rear shed, complete with a shower and toilet. The property includes a one-car iron shed with an automatic roller door, an additional workshop, car space, and storage shed. A double carport attached to the home and a large garden shed provide ample storage options.

This home features four rainwater tanks supplying the kitchen and laundry, mains water for the rest of the household, and a bore to maintain the beautiful, lush garden throughout the year. Additionally, 1.7 kW of solar panels help lower your energy bills and can be expanded if desired.

Set in a serene environment, this property offers the perfect setting for entertaining family and friends, watching the kids and pets play on the lawn, or simply enjoying a quiet moment among the leafy surroundings with a cup of tea and a good book. The fully enclosed rear yard is private and secure for pets and loved ones, with ample space for a caravan, boat, and cars.

This home is truly a hidden gem. Schedule your inspection today and discover all that this wonderful property has to offer!

### GENERAL PROPERTY INFO

Property Type: Federation style, Stone & iron Roof

Zoning: Neighbourhood

Council: Wattle Range Council

Year Built: 1890's.

Land Size: approx. 1715m<sup>2</sup>

Rates: approx. \$348.00 per quarter

Lot Frontage: 21.0m

Lot Depth: approx. 70.5m

Aspect front exposure: North

Water Supply: Rainwater, bore and town  
Services Connected: Power, 1.7Kw solar system  
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