

30 Ameroo Avenue, Milang, SA, 5256



House For Sale

Thursday, 26 September 2024

30 Ameroo Avenue, Milang, SA, 5256

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



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Endless Potential at Ameroo Lodge

Welcome to this 1974 built double-brick home on a ½ acre allotment in the heart of the lakeside town of Milang. With the potential for subdivision subject to council approval.

All the maintenance has been done for you, so you can move in and put your own touch on this incredible home. A newly restored tiled roof, new hot water system, 6kW 18 panel solar system, pop up sprinkler system and modern kitchen with plenty of storage, to name a few.

Inside you are welcomed to three good sized bedrooms with ceiling fans, carpets, and blinds. The home is fitted with a security system with cameras and sensor lights. Ducted reverse cycle air conditioning and heating, and an oil heater in the lounge room will keep you in comfort all year round.

But the outdoors is really where this property will wow you. A huge, fully fenced outdoor entertaining area is just the beginning of this backyard. Winding pathways will lead you to all sorts of features of this backyard. An abundance of fruit trees including blackberry, raspberry, grapevines, nectarine, peach, apple, orange and mandarin - there are over 50 fruit trees on the property. There are also four garden sheds on the property, a workshop and one car garage with built-in storage - so there is plenty of room for you to store your tools and projects. There is also plenty of rainwater with five large tanks on the property.

Indoor Features:

- Built-in robes in the main bedroom.
- Reverse cycle ducted air conditioning.
- Oil heater in the lounge room.
- Modern kitchen with laminate benchtops, dishwasher and stainless steel oven.

Outdoor Features:

- Double brick home.
- Roller shutters on all windows.
- Security screens on both front and rear doors.
- Outdoor laundry with a double trough, basin and storage.
- Outdoor toilet.
- Huge outdoor entertaining area.
- 50+ fruit trees.
- Sprinkler system on the roof.
- Fully fenced.
- 6kW 16 panel solar system.
- New hot water system.
- Masses of rainwater storage.
- Four+ garden sheds, workshop, one car garage, two-car carport.

The only way to fully appreciate what this home has to offer is to come and see for yourself.

Specifications:

CT | 5783 / 381

Zoning | Residential

Council | Alexandrina Council

Land Size | 2420m²

Built | 1974

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to - property land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. RLA 278947