

# 6 Mount Gambier Rd, Millicent, SA, 5280



## House For Sale

Saturday, 14 September 2024

6 Mount Gambier Rd, Millicent, SA, 5280

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



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## Unbeatable location

Introducing this beautifully revitalized 1950s solid limestone home, perfectly blending vintage charm with modern touches. Renovated and ready to impress, this spacious residence boasts a light and airy atmosphere, with generously sized rooms throughout. Currently periodic tenant paying \$320 per week.

Ideal for those seeking a home office or space to run a small business, the property features a separate entrance, which could easily function as a reception or consulting room. Additionally, the home's layout makes it an excellent choice for families, offering two expansive living areas, a well-appointed kitchen with adjoining dining room, and three sizable bedrooms with the potential to create a fourth.

Step inside the welcoming entrance hall, where you'll find the large main bedroom to the left and a formal lounge to the right. The lounge, complete with a feature fireplace and built-in shelving, opens through double doors into a spacious second living area, which also has its own street access. This versatile space could serve as a home office, a second living room, or even a fourth bedroom, as a dividing door can be reinstalled.

The kitchen offers both style and function, featuring retro-inspired original cabinetry, updated with new fittings, an electric stove, overhead glass cabinets, and a built-in buffet. The kitchen and dining area are finished with timber-look laminate flooring, and a reverse-cycle air conditioner ensures comfort year-round.

The home includes two additional double bedrooms, both with built-in robes, new carpets, and blinds. The fully renovated bathroom offers a separate shower, bath, and vanity, while a separate toilet and ample linen storage are located near the newly tiled rear porch and laundry area.

Outside, a full-length verandah provides shelter to the front entrance, and the single garage under the main roof is easily accessible. At the end of the concrete driveway, a solid stone two-bay garage with a workshop offers ample space for projects or storage.

The home is situated on an expansive 2,334m<sup>2</sup> allotment, with a 35-meter frontage and a depth of 70 meters, presenting excellent subdivision potential (STCA). The fully fenced yard includes a small rear paddock with fruit trees, offering plenty of space for outdoor activities or future development. A side driveway provides access to the rear block, and sewerage connection along the side boundary makes future development even more convenient.

This property presents endless possibilities for developers, investors, or families seeking room to grow. With a large home, a large block, and endless potential, it's a must-see!

Property Type: Mount Gambier Stone and Tile

Zoning: Township

Council: Wattle Range Council

Land Size: 2334 m<sup>2</sup>

Year Built: 1950

Lot Frontage: 37.8m approx.

Lot Depth: 74.3m approx.

Aspect front exposure: North East

Water Supply: town supply and rain water

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