

71 Williams Road, Millicent, SA 5280



House For Sale

Sunday, 23 June 2024

71 Williams Road, Millicent, SA 5280

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 1354 m2

Type: House



Alistair Coonan

0422156363

\$389,000 - \$399,000

Situated a short stroll from the main street of Millicent in the Limestone Coast of South Australia, 71 Williams Road offers a spacious family home with solid construction at an affordable price point. Boldly positioned on a huge allotment of approx. 1354sqm, the home invites you into a light filled front entry and sunroom, with polished timber floorboards that extend throughout much of the home. To one side, you'll pass through the double sliding glass doors to a comfortable lounge room with reverse cycle air conditioning and a wood fireplace, adjoined by a kitchen featuring ample storage, gas cooktop and dishwasher. On the opposite side of the home, the master bedroom at the front takes in loads of natural light as well, with its own reverse cycle air conditioner and large built-in wardrobes. Timber flooring carries into another 2 bedrooms, both well sized and including built in wardrobes too. Central to these 3 bedrooms is the bathroom, with step in shower, separate bathtub and a toilet, plus the convenience of a 2nd toilet located separately. At the rear of the home, an additional 4th bedroom and living space/rumpus along with mud room and storage areas create a space that could be ideal as a guest suite or teenagers retreat, with another r/c air conditioner providing heating and cooling to the area. Outside of the home, the large carport offers secured access to a private pebbled courtyard providing a great spot to take in the afternoon sun, whilst the large backyard includes a single stone garage with power, and offers a great opportunity for the garden enthusiast, room for kids to play and explore, or further space to develop extra shedding etc. Services to the property include electric hot water, town water and sewer supply, and bottled gas for the cooktop. A fantastic opportunity to get into the property market with a large family home at an affordable price point, with Millicent offering an array of local shops, amenities, schooling, sporting and health services. A short drive will take you to popular coastal destinations in Beachport, Robe and Southend, plus well known 4x4 adventuring through Canunda or find one of the many spots to throw out a fishing line for the keen angler. Well worth inspecting - contact Alistair to arrange your viewing today. RLA - 291953 Additional Property Information: Approx Property Age: 1964 Land Size: 1354sqm Council Rates: \$368 per quarter Water Rates: \$153.70 per quarter Rental Appraisal: A rental appraisal has been conducted of approximately \$360 to \$380 per week.