

# 9 Millikan Court, Andrews Farm, SA 5114

## House For Sale

Tuesday, 25 June 2024



9 Millikan Court, Andrews Farm, SA 5114

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 448 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

**\$589,000 - \$619,000**

\*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser\* Virtual Tour Link: <https://shorturl.at/X4TrQ> To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Tyson Bennett and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this captivating family home, ideally positioned in a tranquil court location known for its lush surroundings and family-friendly atmosphere. Currently tenanted with a fantastic tenant on a fixed lease of \$450pw until 28/9/2024, this property offers immediate income or a smooth transition for owner-occupiers. Arriving at the address you will discover this exceptional property, situated on a perfectly rectangular block of land featuring an expansive 16-meter frontage. Stepping inside, be greeted by a spacious lounge and dining room, bathed in natural light thanks to large windows. Flowing seamlessly from the dining area, the open-plan kitchen becomes the heart of the home. Featuring a skylight for an extra dose of sunshine, gas cooktop, electric oven, a handy 1.5 sink with a Pura tap, ample storage throughout the built-in pantry and overhead cupboards, plus a raised breakfast bar for casual meals on the go. The open plan design allows you to keep an eye on the kids in the adjacent family room while cooking, fostering a sense of connection within the home. A highlight is the direct access to the rear sunroom, ideal for extending your living space. The thoughtfully designed layout boasts three well-sized bedrooms. The master suite offers a walk-in robe and the convenience of en-suite access to the main bathroom. Bedroom three also features a built-in robe for clutter-free living. The two-way bathroom caters to the entire family with a step-in shower, relaxing bathtub, powder room, and a separate toilet for added convenience. Completing the functional layout is a laundry with built-in cupboards, a trough, and external access, making laundry day a breeze. Heading outside, you can unwind after a long day or entertain year-round under the semi-enclosed verandah. The landscaped gardens create a tranquil escape, while the single garage with built-in storage and rear access provides secure off-street parking. An additional external shed offers storage solutions for all your outdoor essentials. Key features you'll love about this home: - Reverse cycle air-conditioning in the family/meals - Three internal living spaces - Master bedroom with walk-in robe - 2-way bathroom with shower, bath, vanity, separate toilet and linen cupboard - Covered verandah overlooking the tranquil gardens - Single garage with rear access and a separate shed This prime location truly offers the best of both worlds. Enjoy the peaceful serenity of the court location while being within walking distance to Millikan Court and Bordan Court Reserves, the local bus stop, and St Columba College. For the active family, Munno Para Little Athletics Centre and John McVeity Centre are a short distance away. When it comes to shopping, Munno Para Shopping Centre and Munno Para Marketplace offer a variety of options to cater to all your needs. Plus, the Adelaide CBD is only a 40-minute drive, ensuring a great work-life balance. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 1993 (approx) Land Size / 448sqm (approx) Frontage / 16m (approx) Zoning / GN-General Neighbourhood Local Council / City of Playford Council Rates / \$1,765.30 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$105.15 pa (approx) Current Rental / \$450pw until 28/9/2024 Estimated Rental / \$530-\$580pw Title / Torrens Title 5103/349 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 147sqm (approx) Total Building / 199.7sqm (approx) Construction / Brick Veneer Gas / Connected Sewerage / Mains Selling Investment For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/j43fz> If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts. Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: [https://www.edgerealty.com.au/Edge Realty RLA256385](https://www.edgerealty.com.au/Edge%20Realty%20RLA256385) are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in. Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.