

109 Mount Gambier Road, Millicent, SA, 5280



House For Sale

Monday, 18 November 2024

109 Mount Gambier Road, Millicent, SA, 5280

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Fiona Telfer
0407976908

Spacious Allotment with Endless Opportunities in Millicent!

Millicent still offers generous allotments, and this property presents incredible possibilities. With rear access, the option to sell off the back block, or even build on the second lot while living in the existing home and selling later, the potential is truly exciting. Imagine the flexibility this property offers!

This charming, traditionally styled home, built with solid limestone in 1963, features three bedrooms and conventional living. The kitchen was renovated approximately five years ago, boasting a wall oven, dishwasher, and ample bench space. A reverse cycle air conditioning unit in the kitchen provides comfort and flows through to the lounge, which includes a built-in wall unit and an old (unused) oil heater.

The bathroom has been upgraded and is in excellent condition, with a separate toilet for convenience. The laundry is located outside under the verandah in a separate room. An attached carport connects the house to a shed/workshop, which also includes an additional lean-to shed at the rear.

The garden is a delightful mix of vegetable beds, fruit trees, and even a productive banana tree (lady finger variety) that bears fruit annually. Animal enclosures and cages on the property offer flexibility for various uses. The rear of the yard opens onto Lot 18, facing Mowbray Street, which is ready for development, resale, or personal use.

With so many options to explore, this property is a must-see! Contact Fiona or Melissa to arrange your inspection today.

GENERAL PROPERTY INFO

Property Type: Limestone and iron

Zoning: Neighbourhood

Council: Wattle Range Council

Year Built: 1963

Land Size: 1619 2m in total [2 allotments]

Rates: \$1236 per annum

Lot Frontage: 20m

Lot Depth: 50.6m

Aspect front exposure: West/South

Water Supply: Town, Bore and small drinking tank

Certificate of Title Allotment 13 & 18 Volume 5571 Folio 447