

183 Williams Rd, Millicent, SA, 5280



House For Sale

Thursday, 24 October 2024

183 Williams Rd, Millicent, SA, 5280

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



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"Relaxed and Peaceful Country Living Perfect for Horse Lovers"

This beautifully maintained 2.75-acre property at 183 Williams Road, Millicent, is the perfect haven for horse lovers, singles, young families, and retirees. Built in 2013, this modern home is situated in an excellent location, just a stone's throw from town, yet offering a peaceful, country atmosphere. Positioned toward the back of the block, the property features a blank canvas at the front, providing endless potential for landscaping, further development, or subdividing.

The home is beautifully presented with quality finishes and fittings throughout. It includes two carpeted bedrooms, both with ceiling fans and garden views. The master bedroom offers built-in robes and ample space for a king-sized bed. The open-plan living area, complete with timber laminate flooring, features a modern kitchen equipped with stainless steel appliances, including a dishwasher, an under-bench electric oven, a range hood, and a large island bench with seating for three. The living and dining space is kept comfortable with reverse-cycle air conditioning and opens onto a large front deck through stacking doors, creating a seamless indoor/outdoor entertaining area. This inviting front deck, upgraded with Merbau hardwood, is fully fenced, making it perfect for kids or pets, and offers a space to relax and enjoy the great outdoors.

The European-style bathroom is fully tiled and includes a separate shower, bath, vanity unit, and laundry. The house also features a large paved entertaining area in the backyard, three raised garden beds, and a fully fenced garden, perfect for growing your own produce, along with a chicken run. The expansive enclosed rear yard includes a ride-on mower shed, six established fruit trees, a grapevine, and two additional fruit trees at the front.

For horse enthusiasts, the property is fully fenced and boasts a 1-acre main paddock, a smaller quarter-acre area, and a 500-square-meter holding yard with a three-sided horse shelter and a new hay shed. Additional outbuildings include a double Colorbond garage with power, a separate tack room with a concrete floor and apron, complete with saddle mounts and a twin rug drying fixture. There is also a small storage shed, another enclosed weatherproof large storage room, and an adjoining lean-to. The property is well-equipped to cater to all your equestrian needs.

The 7.5kW solar system provides most, if not all, of the summer electricity needs, and the feed-in tariff contributes toward winter heating costs. The house has been wired to function independently from the grid in the event of power failures or emergencies. A new Yamaha 6kW generator, included with the purchase, can be quickly connected to the house via the meter box to provide power to the entire home, including air conditioning. Water is supplied by 56,000 liters of filtered rainwater, including a recently replaced stainless steel water pump. The well-maintained bore services the entire property, with a comprehensive irrigation system that includes 13 yard taps and 3 permanent sprinklers. The sale also includes 2 large impact sprinklers with two 50-meter x 19mm hoses, along with 8 smaller sprinklers and numerous 13mm hoses. The stainless steel bore pump was recently replaced at a cost of \$2,000, and both pumps are housed in a Colorbond shed erected by the current owners.

The property is secured with 3 outdoor security cameras and a driveway alarm, all of which remain with the sale.

With its proximity to town, horse-friendly facilities, and endless potential, this property offers the perfect blend of convenience and country living. Whether you're looking to settle into a peaceful lifestyle or expand on the property's potential, this is a rare opportunity not to be missed.

GENERAL PROPERTY INFO

Property Type: Blue Lake home - Timber framed

Zoning: Rural Neighbourhood

Council: Wattle Range Council

Year Built: 2013

Land Size: 1.11ha = 2.75 acres

Rates: \$1615 per annum

Lot Frontage: 88m

Lot Depth: 124.3m

Aspect front exposure: North East

Water Supply: Filtered rain water and bore supply

Services Connected: NBN, Solar power, Gas hot water, Security system

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