

# 264 Mount Gambier Road, Millicent, SA, 5280

## House For Sale

Wednesday, 18 December 2024



264 Mount Gambier Road, Millicent, SA, 5280

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## Charming with endless opportunities.

Welcome to 264 Mount Gambier Road, Millicent.

This charming Mount Gambier stone character home, nestled on a generous 965m<sup>2</sup> block, offers limitless possibilities. Whether you're searching for your ideal first home, a renovator's delight, or a promising investment, this property has it all.

Upon entering the home, you step into an entrance space that leads to the lounge and hallway. The carpeted lounge, complete with a cozy woodfire heater, creates a warm and inviting atmosphere. Moving through to the open dining and kitchen area, the space boasts natural light from the large windows.

The kitchen features hard timber flooring and showcases great cupboard space, an electric oven and cook tops and rangehood. The sink is positioned under the window, offering an easy view of the pergola and backyard.

The home consists of three generously sized carpeted bedrooms.

The tiled bathroom, situated between the bedrooms, features a vanity, shower and bath. A separate toilet and large laundry with rear access are positioned adjacent.

The rear yard is a standout feature, highlighted by a majestic, mature eucalyptus tree and serene views of the surrounding paddocks. A rear gate provides convenient access, enhancing the yard's functionality. A garden shed with concrete floor offers flexible options for storage or use as a workshop. Additionally, a submersible bore has been installed, ensuring the yard remains well-serviced year-round. An extra storage room, located at the end of the carport, further expands your storage possibilities.

Though it needs a little more work to unlock its full potential, this home offers an excellent opportunity to add value. Don't miss your chance to secure this charming property!

### GENERAL PROPERTY INFO

Property Type: Mount Gambier Stone & Tile Roof

Zoning: Neighbourhood

Council: Wattle Range Council

Year Built: 1965

Land Size: 953m<sup>2</sup>

Lot Frontage: 21.3m

Lot Depth: 45.6m

Aspect front exposure: North East

Water Supply: Rain Water, Bore and with the ability to switch to town supply

Services Connected: Power & water

Certificate of Title Volume 5408 Folio 766