



374 Williams Road, MILLICENT, SA 5280

LIFESTYLE, BUSINESS, INVESTMENT – ENDLESS OPPORTUNITIES!!

Welcome to 374 Williams Road, a spacious 1831m² property, where lifestyle meets opportunity! Nestled between Williams Road and Southern Ports Highway, this beautifully maintained weatherboard home offers the perfect blend of comfort, functionality, and investment potential. Whether you're looking to create cherished memories with family, run your own business, lease out the shed or the house, or explore subdivision possibilities (STCA), this home is ready to accommodate your vision.

- Step inside through the inviting front deck and be greeted by a light-filled open-plan living and dining area, adorned with modern hybrid flooring and a reverse-cycle air conditioning system for year-round comfort.
- The kitchen is centrally positioned kitchen, equipped with an electric wall oven, a ceramic 4-burner cooktop, a double sink with enchanting views of the outdoor entertaining area, and a convenient servery to the dining space. It's perfect for those who love to cook and entertain!

- This charming abode features three well-appointed bedrooms. The master suite, thoughtfully distanced from the other bedrooms, boasts built-in robes, a ceiling fan, and

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TYPE: For Sale

INTERNET ID: 300P189351

SALE DETAILS

\$429,900

CONTACT DETAILS

Millicent

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Kerry Smith

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a large bay window that offers a picturesque view of the front garden. Bedroom 2 enjoys direct access to the rear sundeck through a glass sliding door, a perfect for a teenager to have their own space.

- The bathroom has been stylishly upgraded and includes a shower, wall hung vanity, toilet and stylish floor-to-ceiling tiles. A separate second toilet ensures convenience for family and guests alike.

- Transition seamlessly from the dining room to the expansive fully enclosed entertaining area, where you can host family gatherings or simply unwind in style, regardless of the season. This area connects to both the carport and garage, enhancing functionality.

- The outdoor space is a gardener's paradise! Enjoy an array of fruit trees, including cherry, plum, apple, nectarine, lemon, and fig, alongside a chook run. With three garden sheds featuring concrete flooring, your gardening tools will always be organized and accessible.

- This property has business potential - the property includes a substantial

18m x 7m galvanized shed, recently painted and equipped with 3-phase power, lighting, and ample space for vehicles or machinery. This versatile space is perfect for running a business or could be leased out, with potential tenants already interested.

- No SA water bill â## this property has the benefits of both rainwater (to the kitchen) and bore water (to the rest of the home and garden) with a newly installed water softener.

- The house block is securely fenced, providing a private retreat for you and your family while keeping the larger shed area distinctly separate for business use or to lease out.

This beloved home has been a haven for its current owners over the past four years, who have enjoyed the friendly neighbourhood and tranquil surroundings. Unfortunately, they must relocate interstate for family commitments, creating an incredible opportunity for you to make it your own!

Don't miss out on this rare gem! Schedule your private viewing today and discover the endless possibilities this property has to offer!

Other features: 3 Phase Power, Window Treatments

- Land Area 1,831.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- 4 car garage









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This drawing is for illustration purpose only. All measurements are approximate only information intended to be relied upon should independently verified.

