



25 Sutherland Road, MILLICENT, SA 5280

Welcome to 25 Sutherland Road – A Magnificent Heritage-Style Residence on 1.32 Acres

Set amongst quality homes in a highly sought-after neighbourhood, this magnificent heritage-style residence is an exceptional offering. Constructed in 2006 of solid Florentine limestone with an elegant sandstone facade, the home presents in pristine condition and is positioned on a generous 5349m² / 1.32 Acre allotment surrounded by stunning manicured lawns and spectacular established garden beds.

From the moment you arrive, the quality is evident with sandstone-coloured pavers wrapping around the home and flowing seamlessly to the outdoor pergola, creating an inviting space for entertaining and relaxation.

Inside, the grand entrance features leadlight door surrounds and neutral tiled flooring that continues throughout the main living areas, setting the tone for the warmth and timeless appeal found within.

The heart of the home is a vast open-plan living zone incorporating lounge, dining, and kitchen spaces. The kitchen is beautifully appointed with solid timber cabinetry, an abundance of drawers, electric oven and cooktop, breakfast hutch, and a Fisher & Paykel two-drawer dishwasher. Glass double doors with timber screen doors open from the living area, providing effortless indoor-outdoor flow and an ideal space to entertain

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P191563

SALE DETAILS

Contact Agent

CONTACT DETAILS

Millicent

Cnr Glen St and Railway Tce

Millicent, SA

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RLA: 62833

Kerry Smith

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or gather with family and friends.

Accommodation comprises four bedrooms or three bedrooms plus a home office. The master suite, located at the front of the home, is spacious and elegant, featuring a decorative ceiling centrepiece, walk-in robe, and a luxurious ensuite complete with deep claw-foot bath, shower, vanity, and separate toilet.

Bedrooms two and three are generously sized with carpet flooring and wall-to-wall built-in robes, while the fourth bedroom is currently utilised as a study and can easily be converted back to a bedroom.

The main bathroom includes a deep spa bath, large shower, generous vanity, with an adjacent toilet and laundry. The laundry offers excellent storage, built-in basin, broom cupboard, and direct access to the side veranda.

Every window throughout the home captures a beautiful outlook, enhancing the sense of space and connection to the outdoors.

Additional features include:

- 3-phase fully ducted heating and cooling (approximately 3 years old)
- North-east facing pitched-roof pergola with paved flooring, lighting, and secure fencing-perfect for children and pets
- Single car garage under main roof with automatic roller door, PA door, and internal access to the dining room
- Dual access from Sutherland Road and rear access via Fensom Crescent
- 6m x 12m concreted Colorbond shed with 3-phase power
- Rainwater storage: 2 x 8,000-gallon tanks connected to the home with pump
- 3-phase submersible bore pump servicing lawns and garden beds via sprinkler system
- Solar system: 11.1kVA panels with 10kVA battery (2 years old)
- Average power cost over the past 12 months approx. \$100 per month, with potential to reduce further.
- i-Store hot water system (1 year old), solar powered

This is a rare opportunity to secure a quality-built, energy-efficient home offering space, privacy, and timeless style in a premium location.

Other features: 3 Phase Power, Close to Schools, Close to Shops

- Land Area 5,375.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 3 car garage
- Ensuite

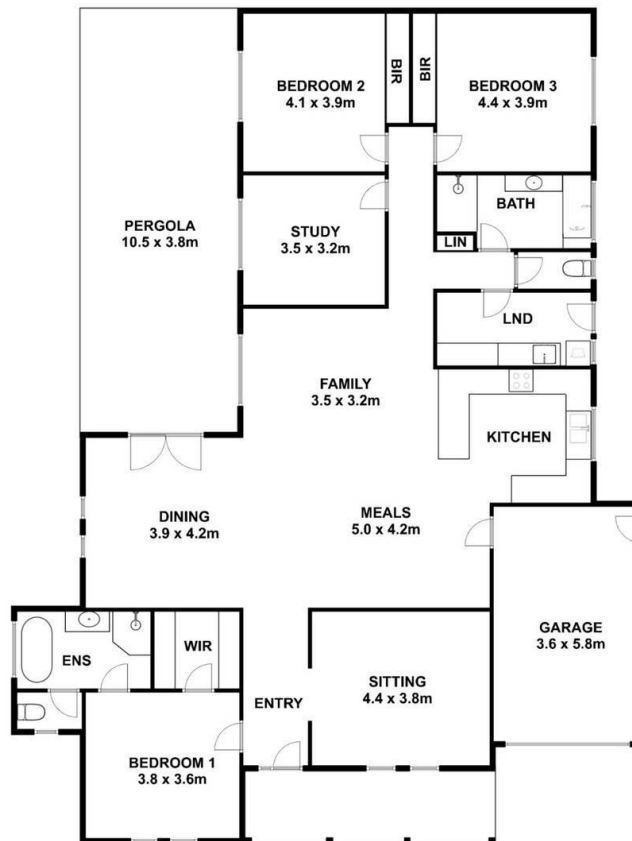








25 Sutherland Rd,
MILLICENT



Living : 188 SQ.M
Garage : 21 SQ.M
Pergola : 40 SQ.M
TOTAL AREA : 249 SQ.M

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