



4-6 Andrews Street, RENDELSHAM, SA 5280

Versatile Lifestyle Property on 2023m² with Exceptional Shedding & Options

Situated on a spacious corner allotment with 2 titles totalling approximately 2023m², in the quiet backstreets of Rendelsham and perfectly positioned on the way to Southend and Beachport, and only a short 10-minute drive to Millicent, this versatile property offers space, functionality and lifestyle appeal.

The timber-framed rendered home features aluminium windows, a charming bullnose front veranda and rear ramp access from the pergola into the sunroom/sitting area.

The sunroom/sitting area is spacious and extends almost the full length of the home and has easy-care lino flooring flows throughout the majority of the residence.

The u-shaped style kitchen offers an excellent selection of quality timber cabinetry, corner pantry and electric stove, while the adjoining lounge room showcases a timber feature ceiling, ceiling fan and slow combustion wood heater for year-round comfort.

The master bedroom is privately positioned away from the remaining bedrooms and includes wall-to-wall built-in robes with direct access to the two-way bathroom and separate toilet. Bedroom 2 is ideal for young families, complete with three built-in

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TYPE: For Sale

INTERNET ID: 300P192348

SALE DETAILS

\$545,000

CONTACT DETAILS

Millicent

Cnr Glen St and Railway

Tce

Millicent, SA

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bunks, wardrobes and still ample room for a queen-sized bed. Bedroom 3 is currently utilised as a dining/reading room, offering flexibility for your lifestyle needs.

The laundry incorporates a second toilet and provides access to the outdoor pergola area featuring concrete flooring, sink with running water, power and sidetrack blinds - making it the perfect all-weather entertaining space.

Adjacent to the pergola is a fully lined and insulated glamping retreat, complete with tiled flooring, lighting, power, roll-down blinds, open fireplace and a Metters wood oven - ideal weekend getaways at home or chilling out with family & friends.

Vehicle accommodation and shedding are very well catered for with:

- Double garage with concrete flooring, automatic roller door and rear workshop
- Fully lined office/studio with carpet, Daikin split system and storage room - offering potential conversion into a granny flat, teenage retreat or guest B&B
- High-clearance shed with power and lighting, ideal for caravan or boat storage

Water supply includes three interconnected 5,000-gallon rainwater tanks servicing the home, along with an equipped bore providing water to the easy-care gardens and lawns.

A bonus 6kW solar system adds further appeal, offering improved energy efficiency and lower running costs for everyday living or extended holiday stays.

The rear of the property features a chook house and established fruit trees including apple, plum, cherry and apricot, with ample space remaining to further enhance your orchard or expand shedding (STCA).

With the advantage of two Titles, purchasers have the potential in the future to sell one of the titles off down the track.

Whether you're seeking a relaxed lifestyle property or the perfect holiday home just minutes from the coast, this property presents an outstanding opportunity in a peaceful yet convenient location.

Other features: Close to Schools

- Land Area 2,023.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- 4 car garage

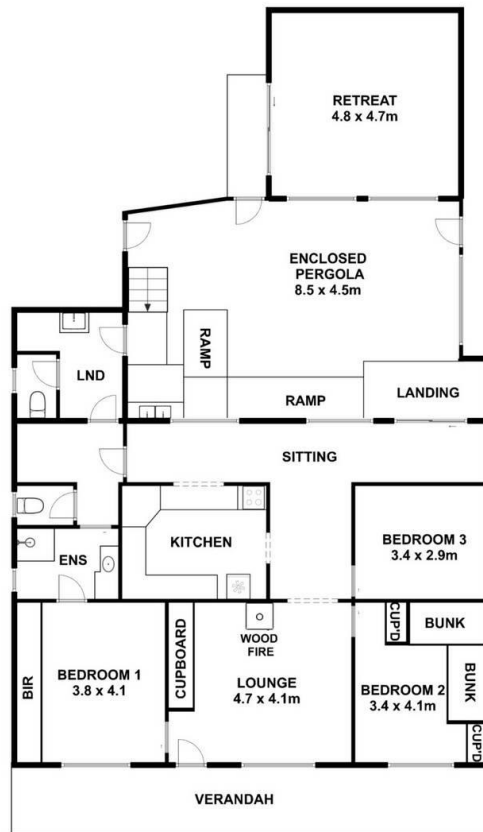








6 Andrews Street,
RENDELSHAM



Living :	113 SQ.M
Verandah :	21 SQ.M
Pergola :	48 SQ.M
Retreat :	23 SQ.M
TOTAL AREA :	205 SQ.M

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