



78 Banya South Road, MILLICENT, SA 5280

Lifestyle Living – Perfect for Horse Enthusiasts

Set on approximately 12 acres with rural zoning, this lifestyle property is ideal for horse lovers and those seeking space and tranquility.

Conveniently located just a 6-minute drive to Millicent and 25 minutes from the coastal charm of Beachport, it offers the perfect blend of country living and accessibility.

The arable land is thoughtfully set up for horses, with ample space to also run a few sheep.

The brick veneer home, built in 1982 and with some recent updates, is privately positioned away from the road and surrounded by established gum trees, lush lawns, and well-maintained gardens.

Inside the Home:

- Freshly painted throughout (excluding the main bedroom)

TYPE: For Sale

INTERNET ID: 300P195748

SALE DETAILS

\$850,000

CONTACT DETAILS

Millicent

Cnr Glen St and Railway Tce
Millicent, SA
08 8735 5800
RLA: 62833

Kerry Smith
0419 803 836

- Fully renovated kitchen featuring Omega appliances, including an electric oven, ceramic 4-burner cooktop, range hood, and dishwasher, plus generous storage with drawers and pantry
- Spacious L-shaped lounge and dining area with brand-new vinyl plank flooring and carpet, kept comfortable year-round with a slow combustion wood fire and reverse cycle split system
- New carpet extending through the lounge, hallway, and all three bedrooms
- Master bedroom with wall-to-wall built-in robes, new curtains, and updated ensuite with new toilet, vanity, shower, and tapware
- Main bathroom upgraded with near new vanity, shower screen, and tapware, plus a bath with updated fittings
- Separate toilet and laundry with new trough, brand-new hot water system, and direct access to the rear veranda

Outdoor Features:

- Paved pergola/entertaining area with power, lighting, and fernery
- 6m x 12m galvanised iron shed with concrete floor, power, two sliding doors, two personal access doors, and additional rear storage
- Adjoining open hay/tack area, one powered stable, and a single carport
- Two additional stables, each with their own yards
- Three large paddocks plus a smaller paddock around the house block
- Water troughs in three paddocks and a horse shelter in the smaller paddock
- Round yard and electric fencing (unit in pump shed; some fencing requires replacement)
- Pop-up sprinkler system servicing lawn areas at the front and rear of the home
- Rainwater with filtration supplying the house (excluding toilets) and the equipped bore supplies water to the toilets, the gardens, and troughs. It also has the option to switch from rainwater to bore in the home if required.

This is a fantastic opportunity to secure a well-equipped rural lifestyle property, ready for horses and peaceful country living.

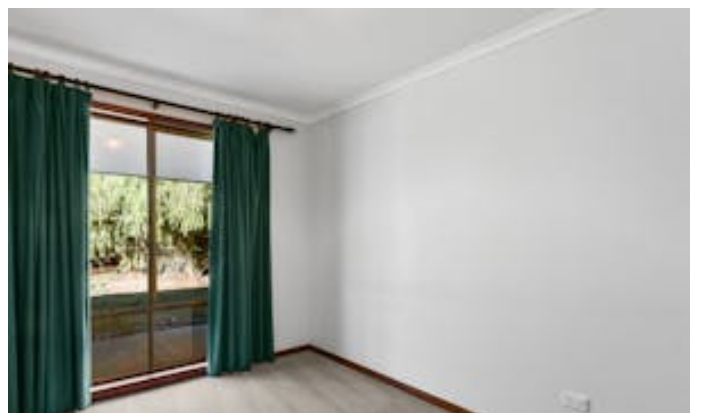
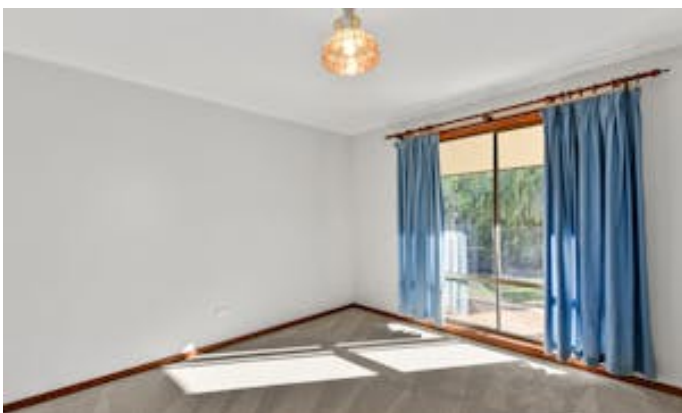
Other features: Carpeted

- Land Area 12 acres
- Bedrooms: 3
- Bathrooms: 2

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.

- Car Parks: 2
- Double garage
- Single carport









78 Banya South Rd,
MILLICENT



Living : 109 SQ.M
Pergola : 20 SQ.M
TOTAL AREA : 129 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.