



8 Battye Street, MILLICENT, SA 5280

Spacious Family Living on a Generous 1,541m² Block

Set on an expansive 1,541m² allotment, this well-maintained stone & fibro home offers space, functionality, and a fantastic lifestyle for growing families. With a fully enclosed rear yard, there's plenty of room for kids and pets to run and play in a safe environment.

Ideally located just a stone's throw from the local swimming lake and within easy walking distance to sporting grounds, a mega playground, kindergarten, primary school, and high school, this property combines convenience with a relaxed, family-friendly setting.

The home welcomes you via a front patio, with sliding door access into the spacious family room or side entry into the main entrance. The generous family room features a built-in bar, reverse cycle split system, and durable lino flooring that flows seamlessly into the meals area and kitchen.

The kitchen is practical and well-equipped with timber cabinetry, an electric oven, walk-in pantry, and direct access to the laundry.

Positioned off the front entrance, the separate lounge room offers a cosy retreat with a

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TYPE: For Sale

INTERNET ID: 300P196025

SALE DETAILS

\$430,000 - \$450,000

CONTACT DETAILS

Millicent

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Millicent, SA

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charming bay window, slow combustion wood heater, and a convenient wood box-making winter nights both warm and hassle-free.

Accommodation includes four well-sized bedrooms, all carpeted, with the master featuring built-in robes. The central bathroom is spacious and functional, complete with shower, bath, toilet, and vanity, and is ideally located close to the bedrooms and living areas.

Outside, the property continues to impress with a double garage featuring two sliding doors, concrete flooring, power, and a rear workbench-perfect for vehicles, storage or projects. The enclosed backyard includes a cubby house, pergola/entertaining area, low-maintenance lawns, and established garden beds both front and back, along with a large front driveway.

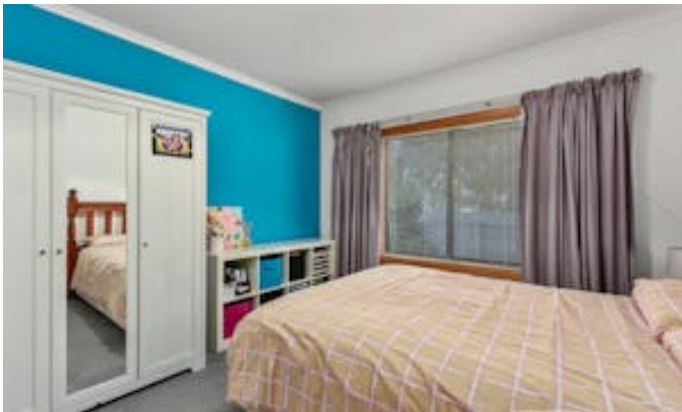
An added bonus is the self-sufficient water setup-no mains water means no water bills. The home is serviced by a bore with softener supplying water to the house and supplies to the garden. A small rainwater tank (not connected) for drinking water.

Offering space, convenience, and great family appeal, this property is an excellent opportunity to secure a comfortable home in a well-connected location.

Other features: Carpeted, Close to Schools, Close to Shops

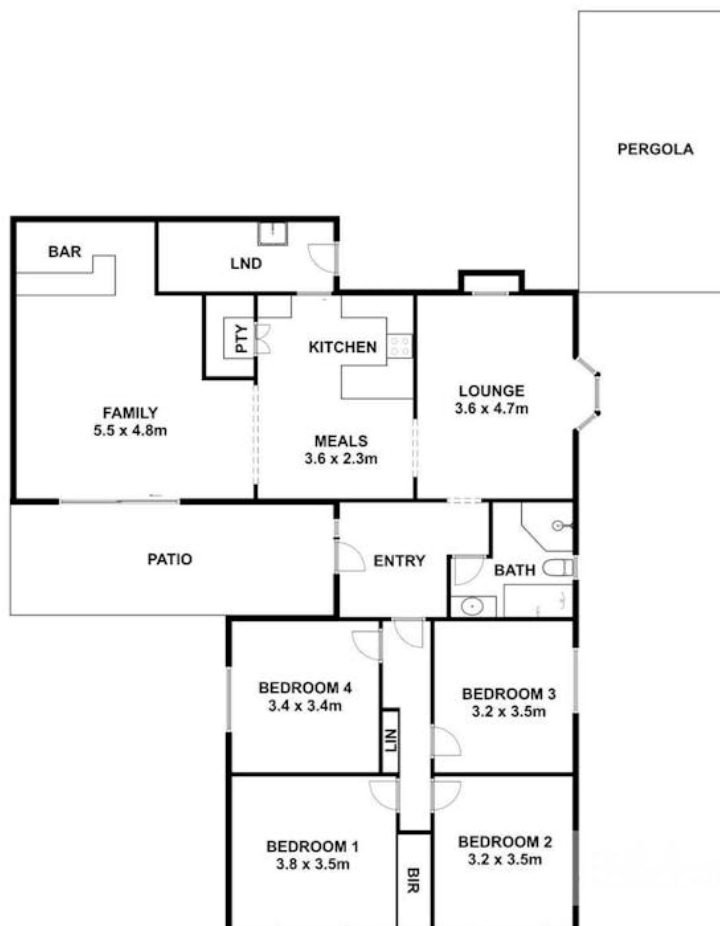
- Land Area 1,541.00 square metre
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 3
- Double garage







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MILLICENT



Living : 146 SQ.M
 Patio : 19 SQ.M
 Pergola : 23 SQ.M

TOTAL AREA : 188 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.