



6 Benton Street, MILLICENT, SA 5280

Offering Character & Central Location!!

AUCTION Friday 29th April @ 11am onsite (Vendor reserves the right to sell prior)

This home is a solid limestone build with external roller shutters, aluminium & timber framed windows and a galvanised iron roof and is set on a large allotment of approximately 1013m².

Positioned within a short walk to main street, childcare centre, kindy, primary school, the mega playground, skatepark, bowling green, football oval/netball courts and the local library.

This home has only had one owner and it still oozes character with its original features and has loads of potential to restore or modernise to your taste.

A wide entrance hallway leads you into the living room and the master bedroom.

The spacious living room features a slow combustion wood fire to keep you warm in the winter months and a reverse cycle air conditioning unit for the summer.

Deco double opening timber & glass panel doors opens to the small passage way that leads you to the 2nd & 3rd Bedroom, the main bathroom and the dine-in kitchen.

TYPE: Sold

INTERNET ID: 300P51481

AUCTION DETAILS

11:00am, Friday April 29th, 2022

CONTACT DETAILS

Millicent

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

Kerry Smith
0419 803 836

3 carpeted bedrooms are very spacious, and the main bathroom has a vanity unit and shower over the bath.

The dine-in kitchen is huge with gas stove and plenty of room to add more cabinetry.

The mudroom is located at the back of the home just off the kitchen/dining and leads to the 4th bedroom and the laundry and 2nd bathroom in one, which boasts a second shower and the separate adjoining toilet.

External roller shutters feature on the living room, kitchen and all 4 bedroom windows.

The home has rainwater to the kitchen, town supply to the remainder of the home and an equipped bore that waters the garden & surrounds.

The property has double driveways with one side to the single carport and the adjoining stone single garage (with power & concrete flooring) and the other side has access through double gates to the rear yard.

The house yard has a greenhouse attached to the stone garage for all the avid green finger gardener and the rear yard behind has a large garden shed with concreted flooring, open GI shed and fruit trees. There is still plenty of room if you are wanting to add a big shed (STCA).

This is a significant home on a large block in a fantastic location, so dont miss this opportunity!!

Contact Kerry Smith for further information.

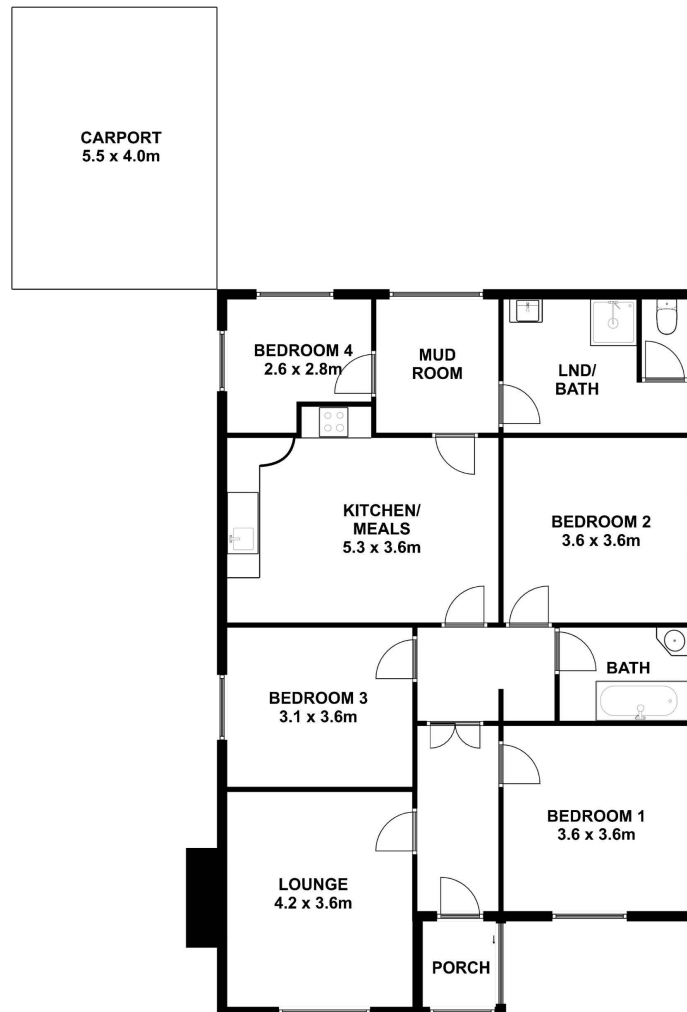
Please note: The form 1 - Vendors Statement (Section 7) Land & Business (Sale and Conveyancing) Act 1994 will be available to the public at Elders Real Estate Millicent at Cnr Glen Street & Railway Terrace, Millicent SA 5280 for 3 clear business days prior to the Auction day.

- Land Area 1,013.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Single garage
- Single carport









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