

## Andrews Farm, 9 Millikan Court

Quiet Location - Spacious, Sunlit & Full of Potential

Andrew Rose is proud to present this charming and versatile family home, perfectly positioned in a peaceful setting, surrounded by established homes and lush greenery. Sitting proudly on a generous 448sqm (approx.) allotment with an impressive 16-metre frontage, this residence combines comfort, functionality, and style - ideal for families, investors, or those looking for a serene lifestyle with all the conveniences close at hand.

Step inside to discover a thoughtfully designed layout with multiple living zones to suit your every need. At the front of the home, a welcoming lounge is bathed in natural light - the perfect place to relax with a movie or curl up with a book. Flowing seamlessly through to the heart of the home, the open-plan galley kitchen, meals, and family area offer everyday ease. The kitchen is practical and well-equipped, featuring a skylight, raised breakfast bar, built-in pantry, and ample overhead storage.

Offering three generously sized bedrooms, the home is designed for family comfort. The

3 1 1

**For Sale**  
Please Call

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[ljhooker.com.au/674QFDC](http://ljhooker.com.au/674QFDC)

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**(08) 8255 9555**

master bedroom includes a walk-in robe and private access to the two-way bathroom, complete with a separate toilet for added convenience. Bedroom three also features a built-in robe.

Adding to the home's flexibility is a light-filled sunroom - ideal as a playroom, second lounge, or a productive home office. Glass sliding doors open to a semi-enclosed verandah, offering a lovely space to enjoy your morning coffee, relax at the end of the day, or entertain while overlooking the tranquil, low-maintenance backyard.

#### Features You'll Love:

- Three spacious internal living areas including a bright sunroom
- Master bedroom with walk-in robe and two-way bathroom
- Functional kitchen with breakfast bar and ample storage
- Year-round comfort with heating and cooling
- Verandah overlooking easy-care gardens
- Single garage with rear access and an additional shed

#### Specifications:

- CT / 5103/349
- Council / City of Playford
- Built / 1993 (approx.)
- Land / 448sqm (approx.)
- Easements / Nil
- Estimated rental return / \$550-\$570 per week

Currently tenanted on a Periodic Lease at \$550 per week.

This convenient location is within walking distance to local parks, bus stops, and St Columba College. You're just moments from Munno Para Shopping Centre and the John McVeity Centre, with quick access to the Northern Expressway making for an easy commute to Adelaide CBD or a weekend getaway to the Barossa or the coast.

Whether you're ready to move in, invest, or simply enjoy the peace and privacy this home has to offer - don't miss out. Contact Andrew Rose today to arrange your inspection!

#### Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355



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## More About this Property

Property ID	674QFDC
Property Type	House
Land Area	448 m2

**Andrew Rose 0421 988 597**

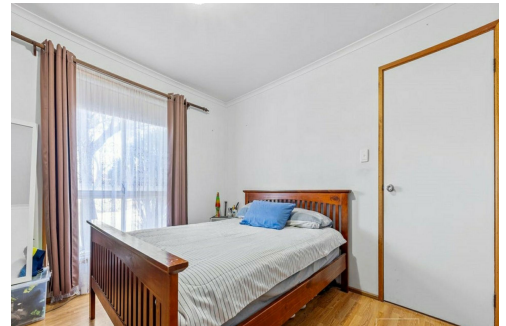
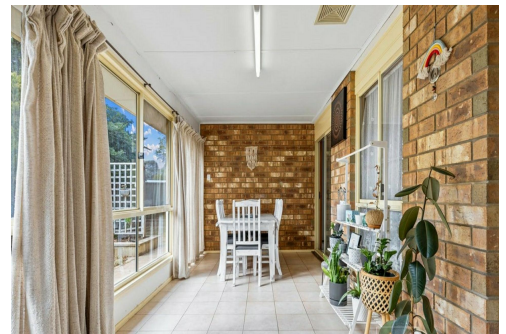
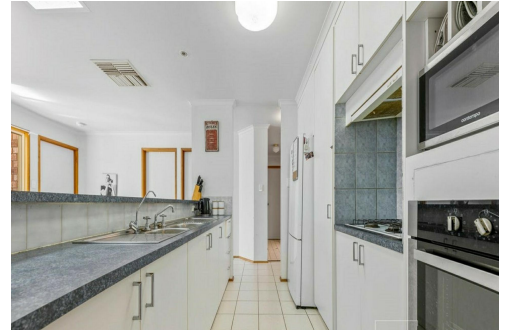
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## 9 MILLIKAN COURT, ANDREWS FARM



INTERNAL - 155.9 SQM  
EXTERNAL - 58.1 SQM  
TOTAL - 214.0 SQM

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent, accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

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