





1/63 Millicent Street, Athol Park

Modern Living with Space for the Whole Family

BEST OFFERS Close at 5:00pm on Wednesday 18th November 2026 (usp)

Offering a fantastic combination of modern design, functionality and everyday practicality, this well appointed two storey residence at 1-63 Millicent Street, Athol Park presents an appealing opportunity for families, first home buyers and investors alike. Featuring three bedrooms, two bathrooms and spacious open plan living, the home has been designed to maximise its layout while providing a welcoming setting for everyday living and entertaining

Upon entry, the ground floor features tiled flooring throughout and an open plan layout that brings the kitchen, dining and living areas together. The kitchen is equipped with stainless steel appliances and offers a practical space to prepare meals while remaining connected to the heart of the home. Flowing seamlessly outdoors, the adjoining alfresco area provides the perfect setting for weekend gatherings, outdoor dining or simply enjoying the backyard.

The upper level is dedicated to accommodation, offering three well proportioned bedrooms, each complete with built in wardrobes. The

3 2 2

FOR SALE
$880,000 - $920,000

VIEW
Sat 21st Nov @ 2:15PM - 2:45PM

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

master bedroom is further enhanced by a walk in wardrobe and private ensuite, creating a private retreat away from the main living areas. Both the ensuite and main bathroom feature floor to ceiling tiling, adding a sleek finish, while the additional study nook provides a convenient space for working from home, studying or managing everyday tasks.

Completing the home is a range of practical inclusions designed for modern living, including ducted reverse cycle air conditioning, a security system, a separate downstairs toilet, a dedicated laundry room with built in storage, side access and a double garage. With carpeted flooring throughout the upper level and bedrooms, the home balances easy care living downstairs with added comfort upstairs.

Property Highlights:
- Three well proportioned bedrooms, all with built in wardrobes
- Master bedroom featuring a walk in wardrobe and private ensuite
- Open plan kitchen, dining and living area
- Kitchen equipped with Stainless Steel appliances
- Bathrooms featuring floor to ceiling tiling
- Tiled flooring throughout the ground floor
- Carpeted upper level and bedrooms
- Upstairs study nook, ideal for working or studying from home
- Separate downstairs toilet for added convenience
- Alfresco area overlooking the backyard
- Dedicated laundry room with built in storage
- Ducted reverse cycle air conditioning
- Security system
- Double garage with additional side access
- Functional double storey design suited to modern lifestyles
- Rainwater tank

Located in Athol Park, this home is close to local shops, cafés and eateries along Hanson Road, as well as Armada Arndale Shopping Centre for supermarkets, specialty stores, dining and entertainment.

Nearby schooling options include Pennington School R to 6, St Patrick's School and Woodville Gardens School, with Woodville High School also within easy reach. Fawk Reserve and surrounding parks, playgrounds and sporting facilities offer plenty of outdoor recreation options.

With public transport nearby and convenient road access to Adelaide CBD, the surrounding suburbs and the coast, this location offers easy access to everyday amenities and lifestyle destinations.

Now is the perfect time to seize the opportunity and make your dream of owning a home a reality. Take advantage of the **First Home Owner Grant & ** Stamp Duty relief available to qualified buyers. Maximize the benefits of this unmissable opportunity!

For more information contact:
Gerard Pacillo 0431 596 145
Ralph Pacillo 0433 117 801
To register your interest or to make an offer, click the link below:
https://go.propps.com/l/8uLEr4vctrRT

Disclaimer:
Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise
RLA 215339

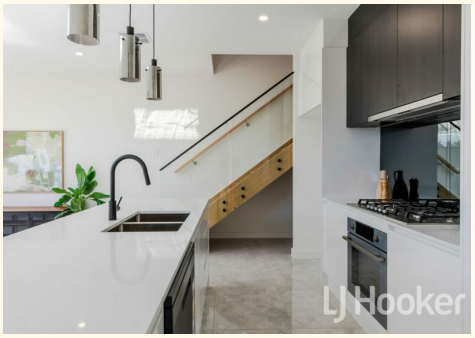
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MORE DETAILS

Property ID	K5AH67
Property Type	House
Including	Air Conditioning Toilets (3) Alarm Built-in-Robes

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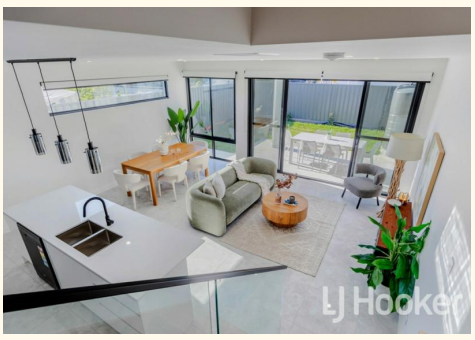
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Lower Level



Upper Level

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Area (Estimate only)	
Lower Living	47.8 m2
Upper Living	83.6 m2
Garage	33.6 m2
Alfresco	9.4 m2
Porch	2.4 m2
Total	**176.8 m2**

For illustrative purposes only.
All measurements are approximate

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