



4 Milbourne Court, Lewiston

## Country Living Awaits




Auction Location: 4 Milbourne Court, Lewiston SA 5501

Auction will be held at the property on January 31st at 10:45am USP

Set across an impressive 1.037 hectares, this beautifully presented 2015-built home delivers expansive space, modern comfort and a refined country lifestyle. Thoughtfully designed with family living in mind, the home showcases two separate living areas and four generously proportioned bedrooms, providing versatility for families of all sizes and lifestyles.

Privately positioned away from the remaining bedrooms, the expansive master suite is a true retreat, complete with a walk-in robe and a well-appointed ensuite, perfect for unwinding in peace and comfort at the end of the day.

At the heart of the home lies the centrally positioned kitchen, beautifully appointed with quality finishes, generous storage and a highly functional layout. Designed to overlook the open-plan living, dining and lounge areas, this inviting space is flooded with natural light and creates a strong sense of connection throughout the home. The seamless transition from indoors to outdoors enhances both everyday living and entertaining, making this area ideal for family

4  2  2 

**FOR SALE**  
\$1,150,000

### AGENTS

Donna Staines  
0456 844 103  
donnas@ljhsales.com.au

Robert Bonelli  
0497 808 908  
robertb@ljhsales.com.au

### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

gatherings, relaxed meals and hosting guests with ease.

**Key Features:**

- Four bedrooms, including a spacious master with ensuite and walk-in robe and ceiling fan
- All additional bedrooms are equipped with built-in robes while bedroom 2 also offers a ceiling fan
- Spacious kitchen with stone benchtops, stainless steel appliances, walk-in pantry and ample storage
- Ducted heating and cooling for year-round comfort
- Combustion heater in open plan living area
- 20 panel solar system (approx.)
- Newly installed hot water service (December 2025)
- Recently serviced air conditioning unit
- Low-maintenance flooring throughout
- Modern plantation shutters throughout offering plenty of natural lighting
- Three rainwater tanks totalling approximately 67,500L (approx.)
- Large undercover alfresco entertaining area
- Automatic panel door with drive through access
- 9 x 15m fully concreted and powered shed, ideal for storage, hobbies or vehicles
- Established fruit trees

Step outside and be welcomed by a generous undercover alfresco entertaining area, designed for effortless outdoor living and year-round enjoyment. Whether you're hosting memorable celebrations, entertaining guests or unwinding with family on the weekends, this versatile space provides the perfect setting to relax and connect. Overlooking the expansive grounds, it offers a seamless extension of the home and a true lifestyle.

Adding further appeal is a substantial shed equalling 9x15m, fully concreted and powered, providing exceptional functionality for storage, hobbies, a workshop or securely accommodating vehicles, boats, bikes and recreational equipment making it ideal for those seeking space, flexibility and practicality.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

## MORE DETAILS

Property ID	2CSBGJU
Property Type	House
House Size	282 m2
Land Area	1.04 hectare
Including	Air Conditioning
	Fire Place
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Workshop
	Built-in-Robes
	Secure Parking
	Remote Garage
	Solar Panels

### **Donna Staines 0456 844 103**

Sales Specialist | [donnas@ljhsales.com.au](mailto:donnas@ljhsales.com.au)

### **Robert Bonelli 0497 808 908**

Sales Specialist | [robertb@ljhsales.com.au](mailto:robertb@ljhsales.com.au)

### **LJ Hooker Property Specialists (08) 8289 6660**

Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
[propertyspecialists.ljhooker.com.au](http://propertyspecialists.ljhooker.com.au) | [info@ljhsupport.com.au](mailto:info@ljhsupport.com.au)





Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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