



## Prospect, 76 Milner Street

Solid Home on Generous Corner Block - Potential!

"UNDER INSTRUCTIONS FROM THE PUBLIC TRUSTEE"

76 Milner Street presents an exceptional opportunity in the heart of Prospect. Set on a generous 803 sqm of land with side lane access with 15m x 53m proportions. The potential exists to add serious value to your purchase. Explore the opportunity to extend, knock it over and build the dream or work with council to look at subdivision capabilities (STCC).

Sun-drenched living spaces and well proportioned bedrooms make this an easy place to call home. The updated kitchen includes gas cooktop, oven, and dishwasher and features plenty of natural light.

The rear opens up to a wide, expansive backyard with side access and separate garage/shed.

3 1 1

### For Sale

Sold by Nick Ploubidis LJH  
Kensington|Unley

### View

[ljhooker.com.au/614WFDJ](http://ljhooker.com.au/614WFDJ)

### Contact

**Nick Ploubidis**

0423 840 514

[nploubidis@ljhkensingtonunley.com.au](mailto:nploubidis@ljhkensingtonunley.com.au)

**Denise Yan**

0416 150 601

[dyan@ljhkensingtonunley.com.au](mailto:dyan@ljhkensingtonunley.com.au)



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**LJ Hooker Kensington | Unley**  
(08) 8431 6088



Convenience is king, located directly across from the Aldi Shopping centre and plenty of eateries within walking distance. Offering both a prime location and future potential, 76 Milner Street is a standout opportunity.

Key features:

- Split system air conditioning in the living room
- Rear pergola
- Corner block with side lane access
- Zoned for Nailsworth and Prospect Primary Schools
- Zoned for Adelaide Botanic and Adelaide High Schools

(\$1,300,000)

CT: Volume 5461 Folio 167

Council: City of Prospect

Council Rates: \$2,796.90 per annum (approx)

Water Rates: \$265.20 per quarter (approx)

Land Size: 803 square metres (approx)

Year Built: 1954 (approx)

To make an offer, scan the code below:

<https://prop.ps//pRI5lYs2EBSX>

(Please copy and paste the link into your browser)

## More About this Property

Property ID	614WFDJ
Property Type	House
House Size	133 m2
Land Area	803 m2
Including	Air Conditioning Dishwasher Workshop

**Nick Ploubidis 0423 840 514**

Principal | Auctioneer | [nploubidis@ljhkensingtonunley.com.au](mailto:nploubidis@ljhkensingtonunley.com.au)

**Denise Yan 0416 150 601**

Sales Associate | [dyan@ljhkensingtonunley.com.au](mailto:dyan@ljhkensingtonunley.com.au)

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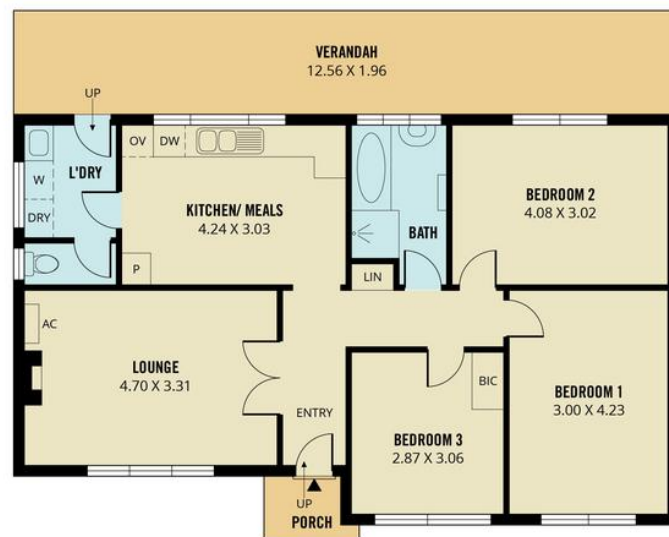
295 Kensington Road, KENSINGTON PARK SA 5068

[kensingtonunley.ljhooker.com.au](http://kensingtonunley.ljhooker.com.au) | [reception@ljhkensingtonunley.com.au](mailto:reception@ljhkensingtonunley.com.au)



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133m<sup>2</sup>  
TOTAL

84m<sup>2</sup>  
Living

2m<sup>2</sup>  
Porch

25m<sup>2</sup>  
Verandah

22m<sup>2</sup>  
Garage/  
Shed



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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