

18 MILLICENT STREET, ATHOL PARK, SA, 5012



**SOLD**

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An unique opportunity to secure a property on a large parcel of land 1010sqm approximately with flexible land use. Zoned Urban Employment Zone the mixed use zoning will accommodate a range of uses and activities. They include, but are not limited to, a range of industrial and business activities, as well as offices and limited shops that primarily serve occupiers within the zone.

The home and outbuildings require upgrading and comprise 3 bedrooms, north facing living area, spacious kitchen, bathroom plus laundry, 3 split system air cons, under cover parking plus plenty of storage.

Residential use can continue under "existing use" rules so the property may suit someone wanting to work from home a small business or a sole trader.

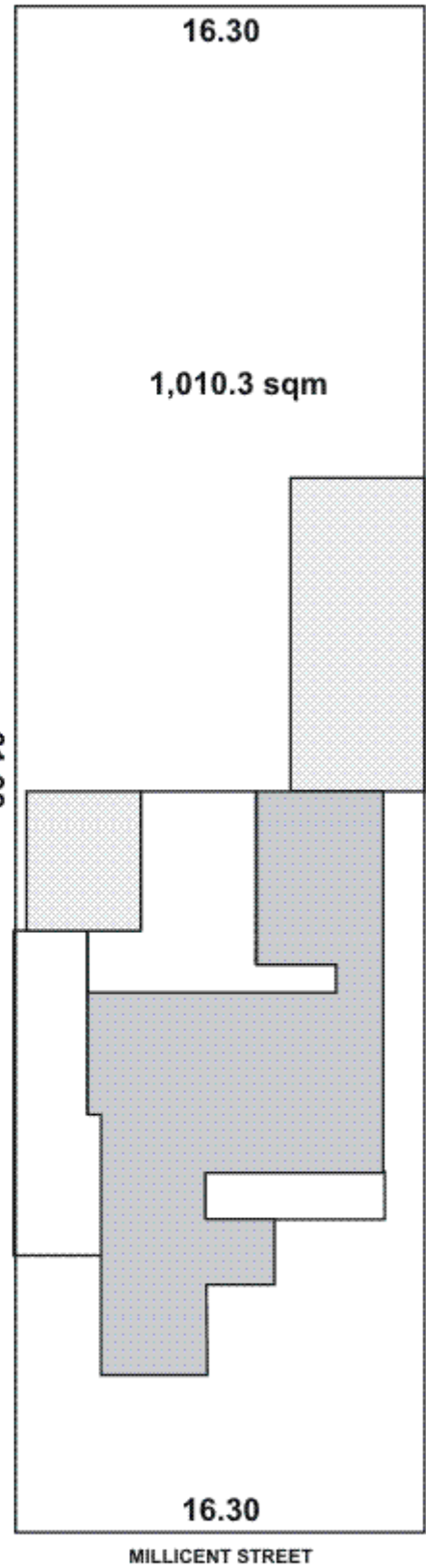
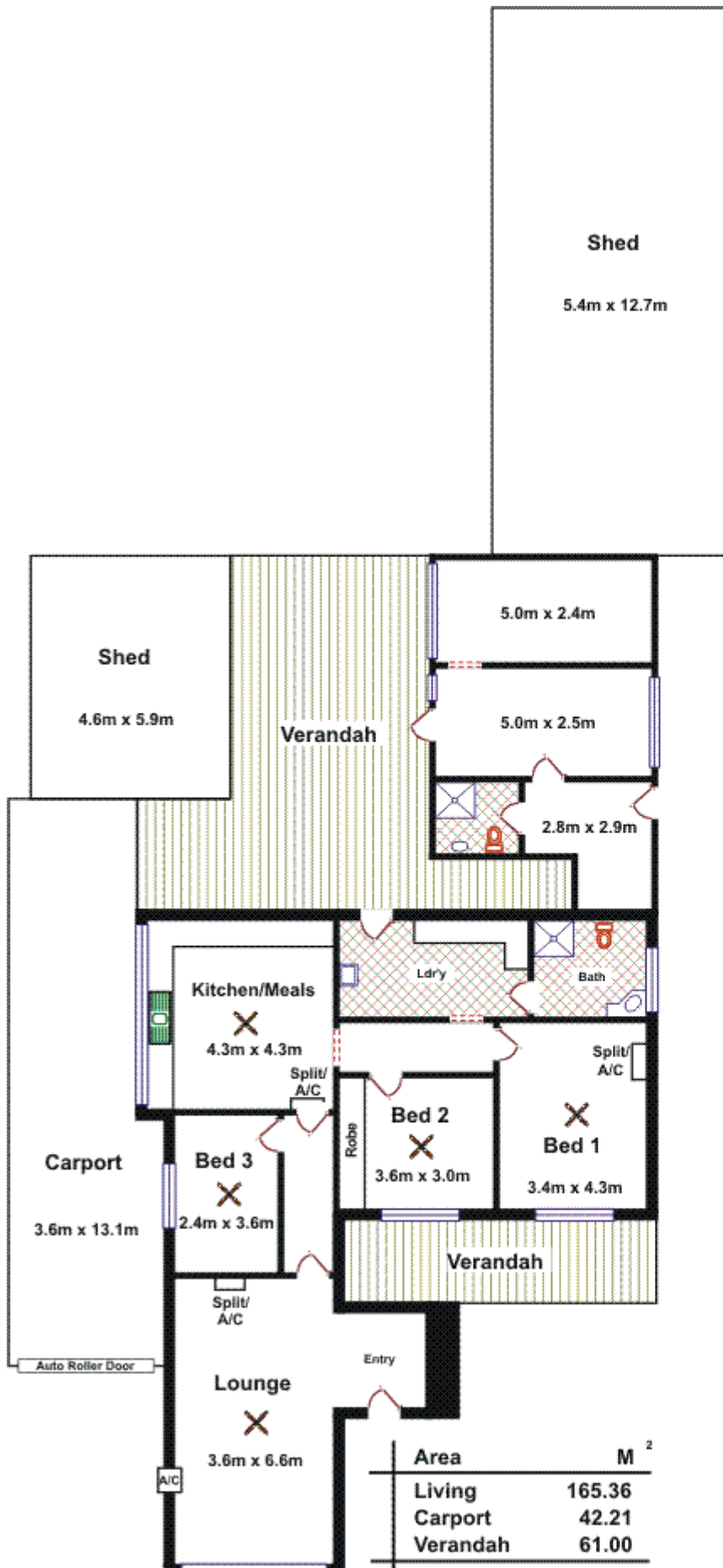
**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
**\$330,000**

**OPEN FOR INSPECTION:**  
**N/A**



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

The owners, illustrator nor the agent accepts 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.