



18 Wodonga Avenue, LOXTON, SA 5333

Time to Invest!

Presenting an affordable housing option in the Loxton market! This property offers a large residential allotment with rear lane access and plenty of scope for redevelopment.

The property includes a modest and comfortable home that awaits the next owner to make their own mark or will suit investors seeking attractive rental returns.

The home features three-bedrooms, a kitchen, lounge and family room. At the rear of the floor plan is the bathroom which includes a bath and vanity while the generously sized laundry includes a second bathroom.

Located at the rear of the home is the detached granny flat, a comfortable space for guests or elderly family members wanting their own privacy and space. A second toilet is conveniently positioned outside to service the granny flat.

There is a 6m x 5.5m shed which includes, power, concrete and sliding doors. Joining this shed is the 6m x 5m shed for additional storage and the 3m x 4m shed is ideal for gardening storage. The property has multiple access points including rear lane access to the shedding and a driveway off Wodonga Avenue also provides access to the

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TYPE: For Sale

INTERNET ID: 300P138709

SALE DETAILS

\$345,000

CONTACT DETAILS

Elders Riverland

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

Raphael Liddle

0405 005 138

shedding.

The property is centrally located in an established residential zone of Loxton and is in close proximity to hospital, the river, schools, and just a short walk to Loxton's main street.

Property Particulars:

Land Size 1,005m²

Date Built 1940's approximately

Council Rates \$2,100 per annum approximately

Solar System 14 x panels

Split System heating & cooling

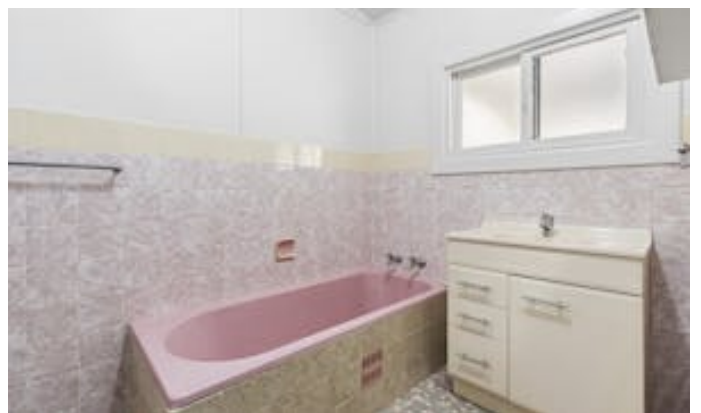
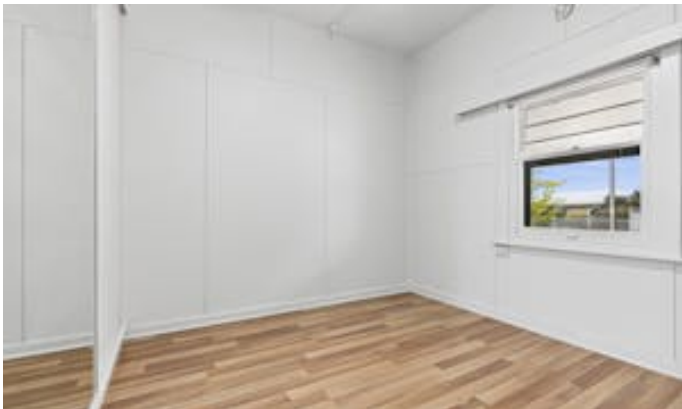
Pot belly fireplace

Rear lane access

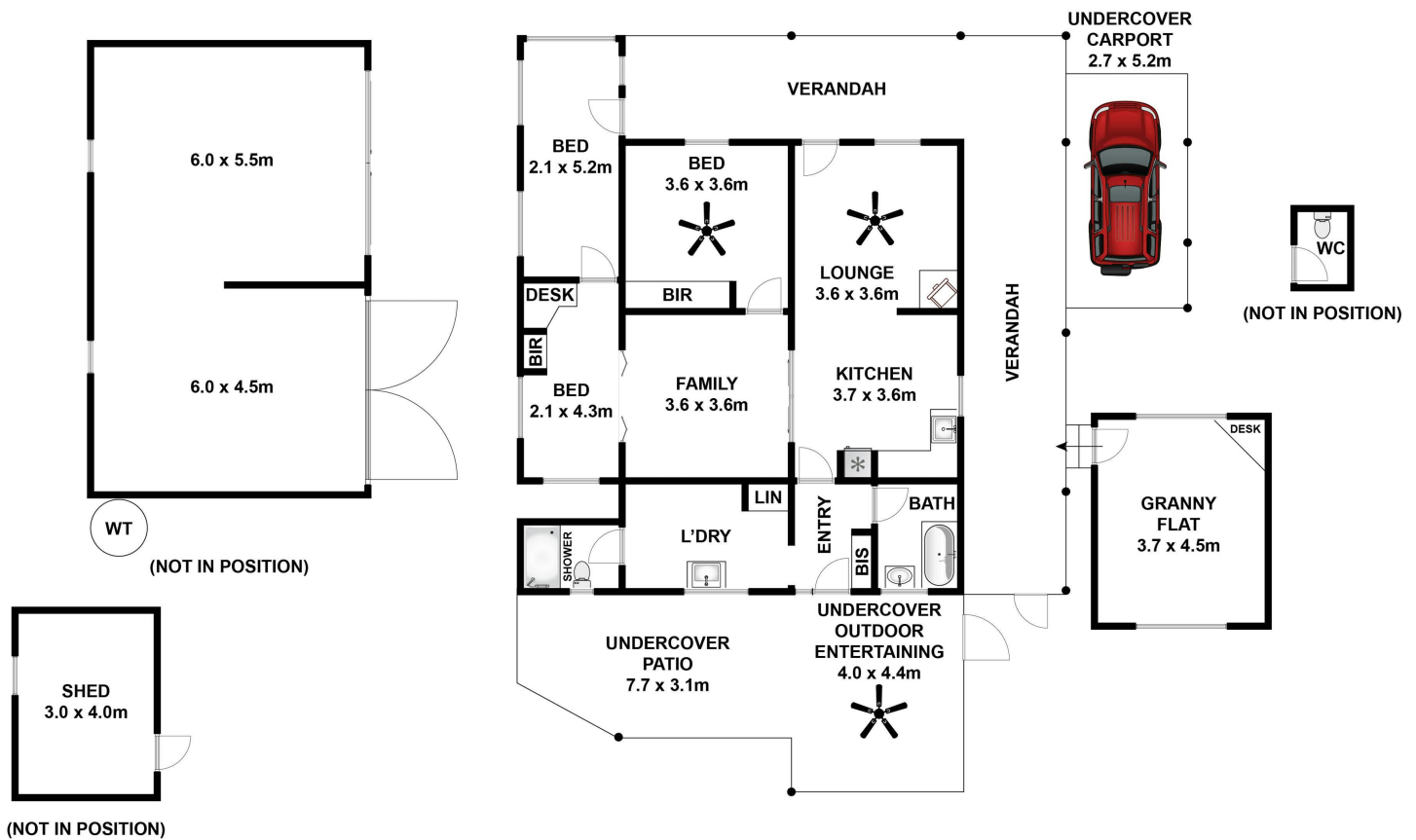
District Council of Loxton Waikerie

Disclaimer: In preparing this information we have used our best endeavours to ensure details contained herein are true and accurate, however we accept no responsibility and disclaim all liability in respect of any errors, omissions, or inaccuracies. Prospective purchasers should make their own enquiries to verify the information contained herein.
RLA62833

- Land Area 1,005.00 square metre
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- 4 car garage
- Single carport







Approx House Area 100m²

Whilst bwrn.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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Elders

Real Estate