



296 Browns Well Highway, LOXTON, SA 5333

One for the Family!

Situated just minutes from Loxton, this family home is ready for the next family to take over the baton of ownership!

The homes floor plan offers a generous design and features a separate lounge room facing East, making it a great place to gather with the family.

The kitchen is the heart of the home, featuring a buffet perfect for breakfast, a dishwasher, an abundance of storage options, and a walk-in pantry. This space connects the open plan living area which is ideal for everyday living and features a combustion fireplace.

The sleeping zones offer large footprints and include built-in robes, and desks while bedrooms 2 & 3 also include ceiling fans.

The master suite is positioned away from the other sleeping zones and features a generous walk-in robe, roller shutters and an en-suite. Adjacent to the master suite is the home office, which is a great place to work from home or can serve as a fifth bedroom option.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P166649

SALE DETAILS

\$575,000

CONTACT DETAILS

Elders Riverland

2 East Terrace
LOXTON, SA
8588 6066
RLA: 62833

Raphael Liddle
0405 005 138

There is an enclosed entertaining area, that is fully contained to keep out the elements and serves as a great space to entertain family and friends year-round. The rear yard is enclosed providing a safe and secure area for pets, and includes a spa. The yard is sectioned into two areas with the additional area offering further shedding storage.

Outside there's plenty on offer with shedding, providing a 3-car garage for secure, everyday parking. The workshop includes a secure section and a pit. Dual access points to the property provide convenient access to the sheds.

Located in a rural, horticultural setting of Loxton South this property is just a short drive to the CBD of Loxton and much more.

Property Particulars:

Land Size 2,000m²

Date built 1986

Council Rates \$2,300 per annum approximately

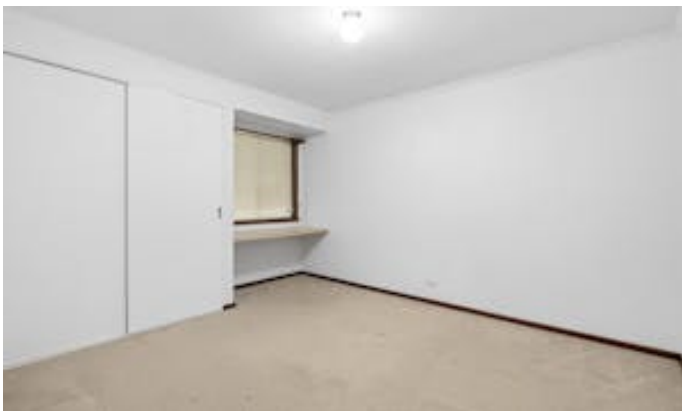
SA Water domestic water supply

Combustion fireplace

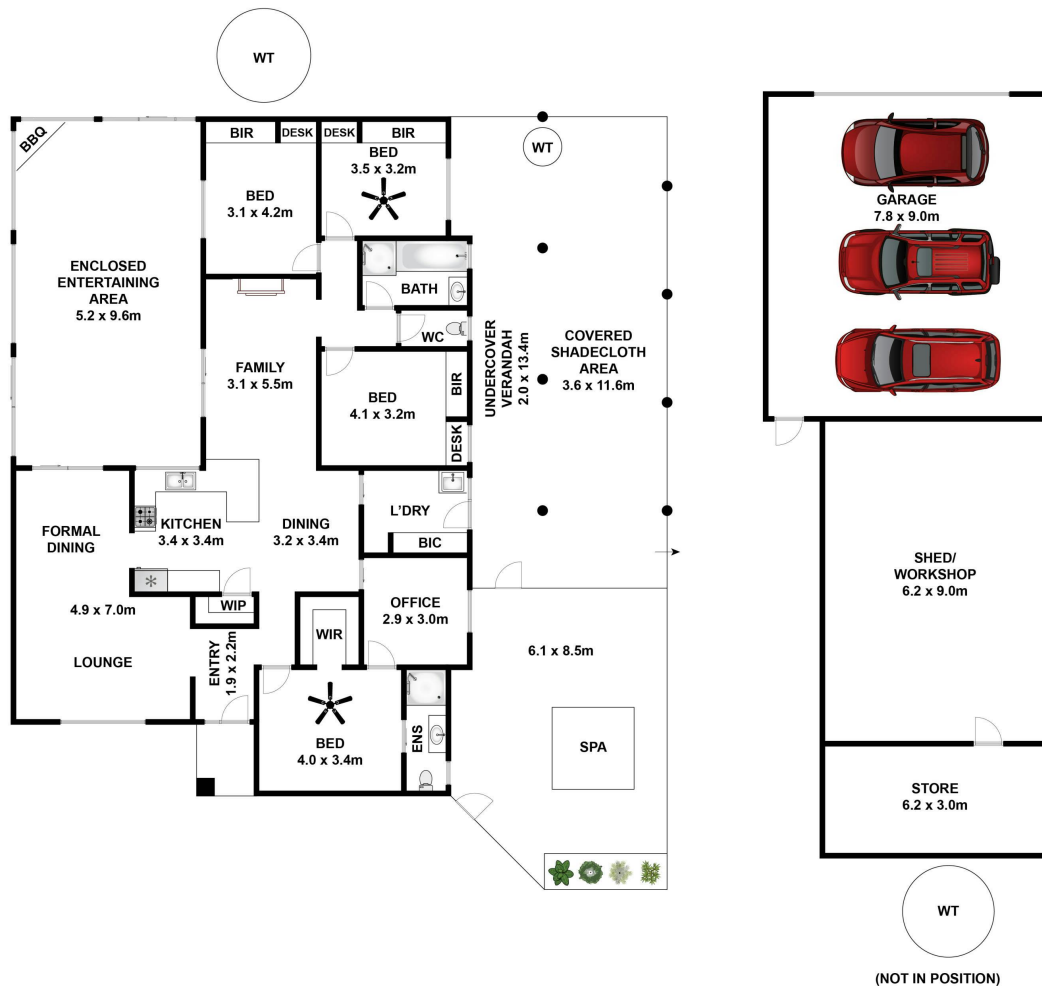
Ducted reverse cycle heating and cooling

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 2,000.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 4
- 5 car garage







Approx House Area 226m²

Whilst bwrm.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.

296 Browns Well Highway, Loxton

Elders

Real Estate