



## 5/16 Fourth Street, LOXTON, SA 5333

### Invest or Downsize!

Situated among well-established and cared-for units you will find this very neat and tidy two-bedroom home. Just minutes from the heart of Loxton, this home is all about location and easy living. Featuring two spacious bedrooms this home is ideal for the first home buyer, those looking to downsize or even the investor looking to add to their property portfolio.

Enter the home directly into the comfortable light filled lounge room and diner. The kitchen is located at the rear of the home and separated by a functional breakfast bar. The kitchen offers an abundance of storage with cabinetry while the electric oven and cooktop complete this simple yet practical kitchen.

Two spacious bedrooms each with convenient ceiling fans and built-in robes in bedroom 1, surround the central bathroom that is generous in size and boasts a shower, small bath and vanity.

Exit the rear of the home and step into the fully enclosed courtyard, with a simple and low maintenance garden. There is also a large outdoor entertaining area surrounded by a fernery. The 4.8m x 5.5m "Activity Room" has previously been used as a garage but most recently as an arts and crafts type room being insulated and providing built-in

**TYPE:** For Sale

**INTERNET ID:** 300P183200

#### SALE DETAILS

**\$350,000**

#### CONTACT DETAILS

**Elders Riverland**

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

**Raphael Liddle**

0405 005 138

storage.

A single garage will provide convenience and security for the occupants with direct access from the garage to the home and rear yard.

If you're looking to downsize and de-clutter your lifestyle then this home must be inspected. Please contact agent for rental projections.

Property Particulars:

Land Size 167m2

Year Built 1986

Solar System

Council Rates \$429 p/q

Split system Heating/Cooling

Strata Unit in group of 5

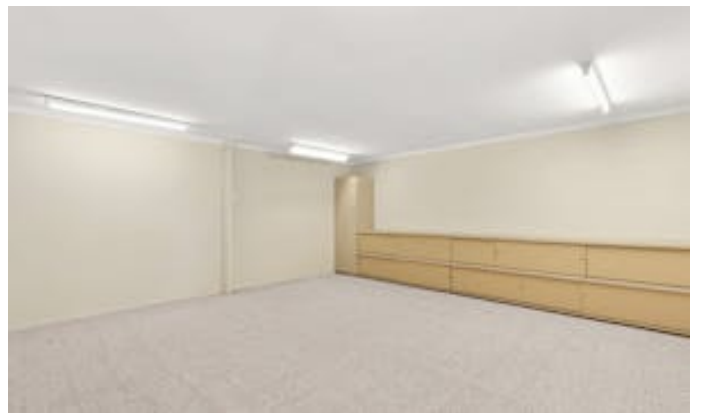
Sa Water individual meters

Strata Management Whittles

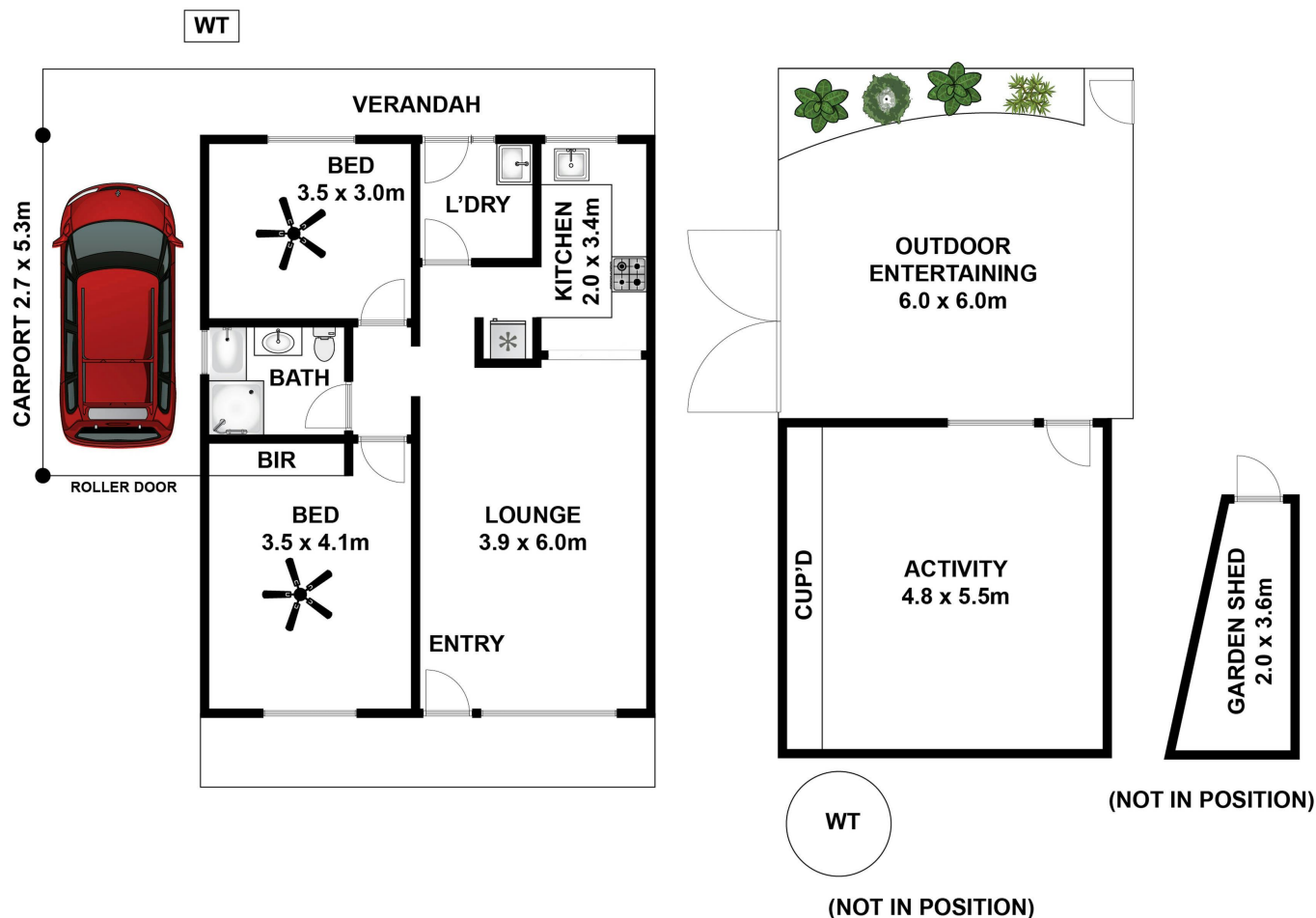
Strata Charge \$250 p/q

- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1
- Single garage









Approx. House Area 75m<sup>2</sup>

Whilst [bwrm.com.au](http://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.

## Unit 5/16 Fourth Street, Loxton

Elders

Real Estate