



## 57 Colin Street, LOXTON, SA 5333

### Affordability at its Best!

Presenting an affordable property option in the Loxton area, that's set on a spacious 2,030m2!

The property awaits someone with vision to upgrade the residence and take full advantage of the land size and shedding.

The floor plan consists of 2-bedroom options, kitchen, lounge, bathroom, laundry and study area. The property has seen some recent upgrades with solar system, roller shutters and garage.

Shedding is in abundance, offering an 8m x 13.5m main shed, that includes storage room, shelving and pit. There are two additional sheds which can be best utilised for further storage or more workspaces.

Side access to the property allows convenient access to the rear of the property and shedding while there is additional space for a chook yard and veggie patch.

**TYPE:** For Sale

**INTERNET ID:** 300P183729

#### **SALE DETAILS**

**\$299,000**

#### **CONTACT DETAILS**

**Elders Riverland**

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

**Raphael Liddle**

0405 005 138

The property will suit those looking to start out in the property market, retirees seeking a small home with an abundance of shedding or the investor types.

Situated at a cul-de-sac address and being just a short drive to the CBD of Loxton. An established home offering affordability and a large residential allotment.

Property Particulars:

Land Size 2,030m<sup>2</sup>

Date Built 1950's approximately

Solar System

Roller shutters

Garage

Council Rates \$2,100 per annum approximately

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

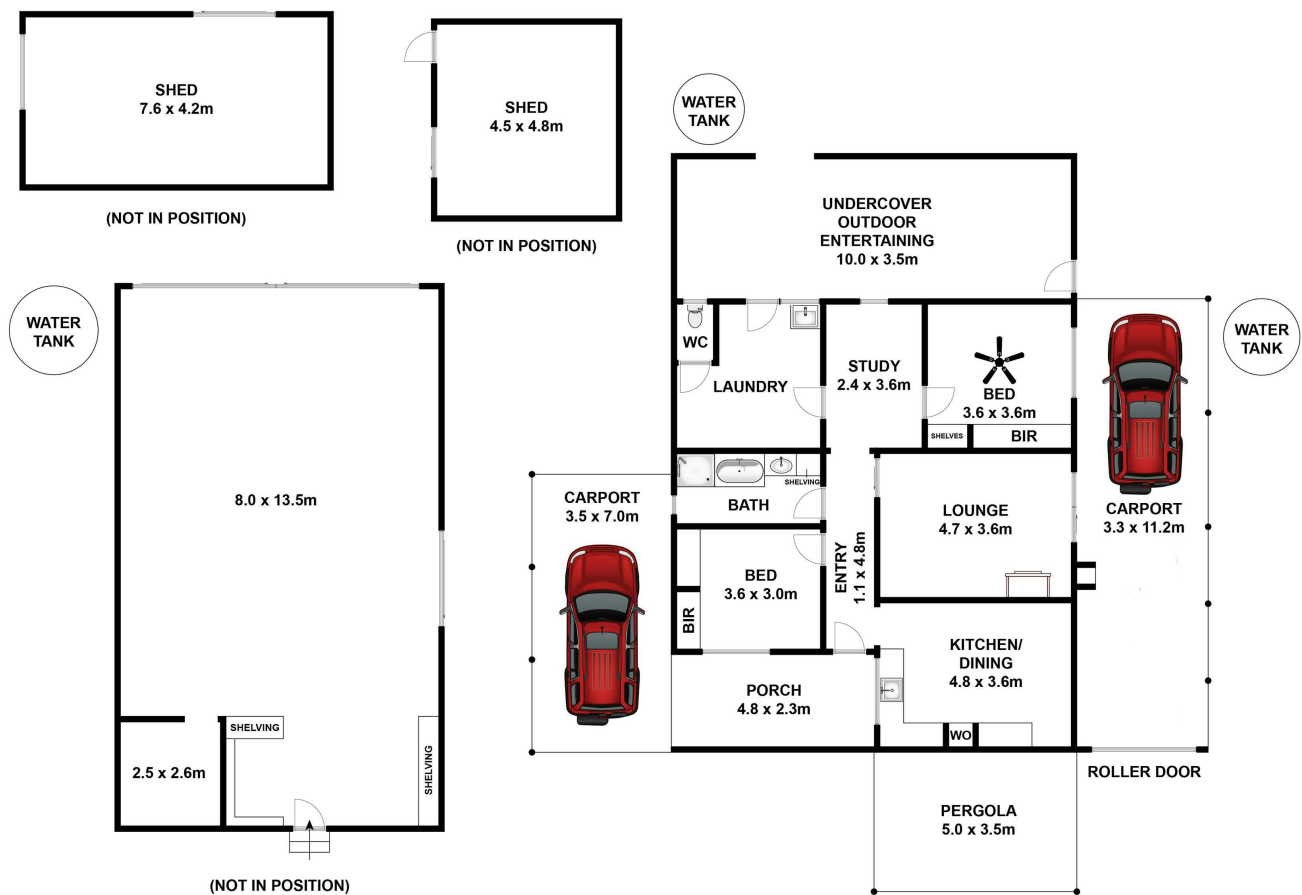
- Land Area 2,030.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 2
- Double garage
- Double carport











Approx House Area 101m<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.

**57 Colin Street, Loxton**

**Elders**

Real Estate