



80 Briers Road, LOXTON, SA 5333

Rural Paradise!

Tucked away from the road is this beautifully maintained country residence. The property is surrounded by established gardens and lawns, creating a private and peaceful setting.

The kitchen is the heart of the home, featuring a walk-in pantry, ample storage, an electric cooktop, and oven, making it the ideal gathering place for the family. The lounge room is tucked away and offers plenty of space, including a dining area.

Additionally, there is a living area/sunroom facing North at the rear of the home's floor plan, serving as a great retreat for parents and featuring a combustion fireplace for the winter months.

The sleeping zones consist of three bedrooms options, two of which provide very generous floor space.

The bathroom is centrally located on the floor plan and includes a shower and a vanity while the laundry offers a second bathroom option with a shower and toilet.

TYPE: For Sale

INTERNET ID: 300P185109

SALE DETAILS

\$419,000

CONTACT DETAILS

Elders Riverland

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

Raphael Liddle

0405 005 138

Outside there is plenty to enjoy, with an outdoor entertaining area that includes a BBQ area and joins a storeroom. Vehicle storage options include a two car, carport and undercover boat/trailer storage. Additional amenities include a garden shed and pergola areas.

The property is conveniently located just 1km from the Rilli Reserve boat ramp, which provides public access to the Murray River, a sealed boat ramp and car park, and numerous camping spots with beautiful views of the Murray River.

Briers Road is situated in the rural horticultural zone of Loxton North, just a short drive to the CBD of Loxton. Inspections are by appointment only, so please contact the exclusive listing agent to arrange a viewing.

Property Particulars:

Land Size 2,909m²

Date Built 1949 approximately

Council Rates \$400 per quarter approximately

Sa Water domestic water supply

Central Irrigation Trust domestic water supply

Zoning Rural Living

Combustion fireplace

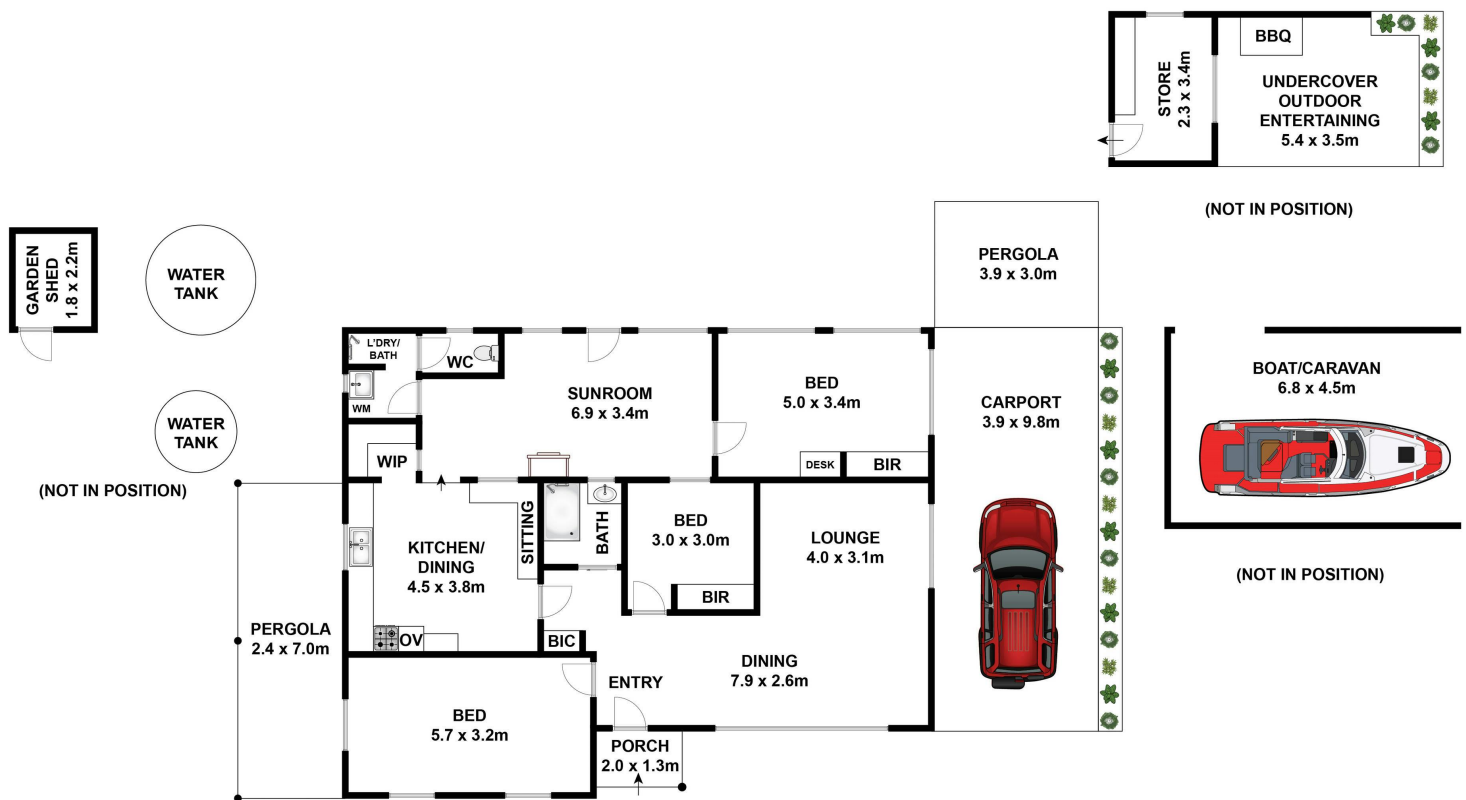
Split System heating & cooling

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 2,909.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 3
- 3 car carport







Approx House Area 141m²

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.

80 Briers Road, Loxton North

Elders Real Estate