



9 Acacia Avenue, LOXTON, SA 5333

Impeccably Appointed Family Residence!

This beautifully appointed residence has been extensively renovated during the current ownership and now presents as an executive family home.

The renovation project included a substantial extension to the main dwelling, the addition of a swimming pool, new shedding, and significant improvements to the main structure.

Upon entry, the formal foyer leads to the lounge, which features a cosy combustion fireplace and a built-in library.

The kitchen and dining area have been thoughtfully designed for family living and entertaining, offering extensive bench space, a dishwasher, breakfast bar, quality appliances, and elegant shaker-profile cabinetry. The dining space is a true standout of the home, highlighted by an incredible architectural skylight that floods the area with natural light.

The extension provides a spacious family living area complete with a combustion fireplace and outlooks over the stunning outdoor entertaining zones.

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: 300P187796

SALE DETAILS

\$699,000

CONTACT DETAILS

Elders Riverland

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

Raphael Liddle

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The home offers four bedrooms under the main roof, with bedrooms one, two, and three including built-in robes.

The stylish bathroom exudes modern luxury, featuring floor-to-ceiling tiles, feature tile accents, underfloor heating, a freestanding bath, floating vanity, and a large walk-in shower.

Detached from the main residence, the guest house comprises a bedroom, bathroom, and lounge room - an ideal space for visiting family, guest accommodation, or potential rental income.

Outdoor living is a true highlight of this property. A spacious, decked entertaining area can be enjoyed year-round, complemented by multiple entertaining zones including a fire pit area with built-in seating. The inground swimming pool, surrounded by decking and complete with an outdoor shower, enhances the resort-style appeal.

Rear lane access to the 7m x 4m shed provides ample space for vehicle storage or a workshop, with additional storage available via a practical mezzanine floor. Everyday parking is accommodated by the garage with an electric roller door, offering enough room for boats, trailers, or additional vehicles.

Ideally located on Acacia Avenue, this property offers a convenient lifestyle within walking distance to Loxton's CBD (East Terrace), the Sporting Precinct, and local schools. Loxton is situated approximately 256 km east of Adelaide on the southern bank of the River Murray, in the heart of South Australia's picturesque Riverland region.

Property Particulars:

Land Size 936m2

Date built 1965

Ducted evaporative air conditioning

Combustion fireplace

Underfloor heating in bathroom

In-ground swimming pool

Solar system

Rear lane access

Guest House with en-suite

Loxton Waikerie Council

Zoning Neighbourhood

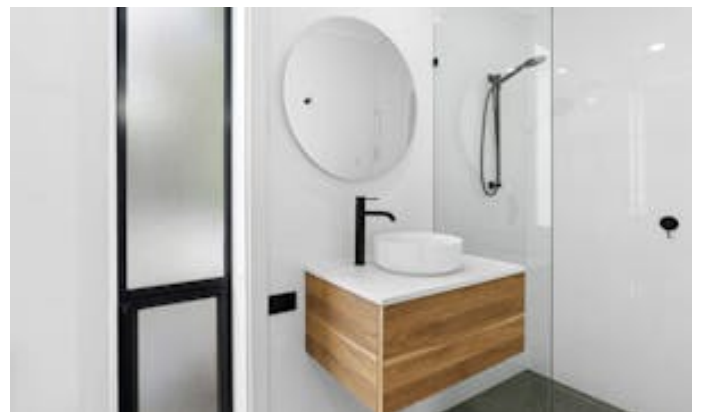
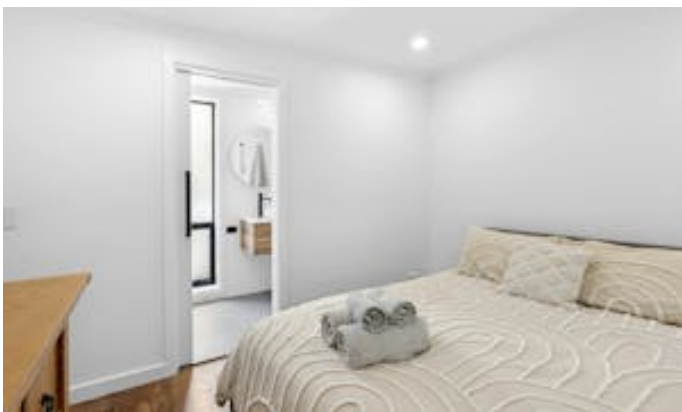
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RLA62833

- Land Area 936.00 square metres

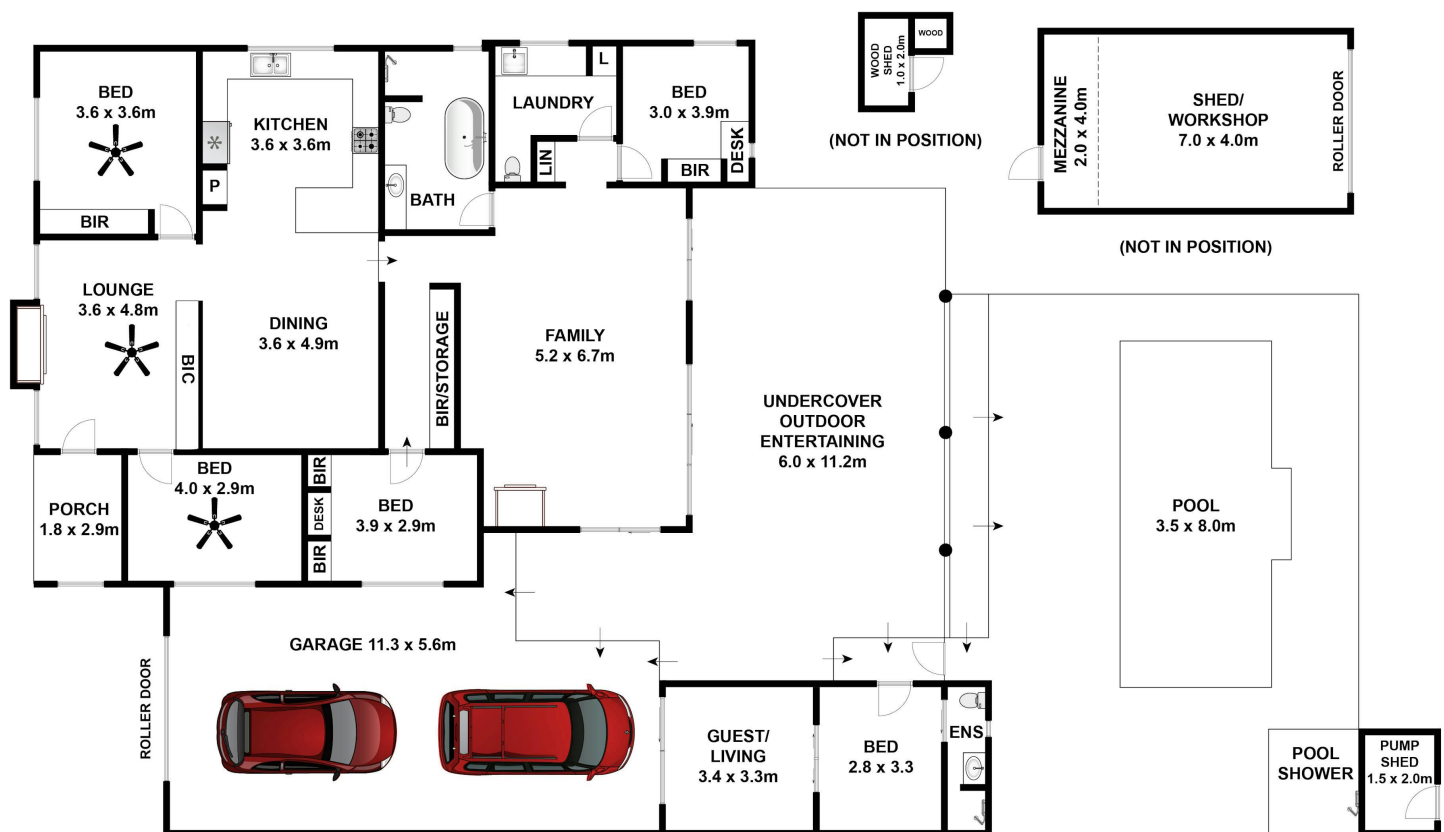
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- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 1
- Double garage
- Single carport









Approx House Area 268m²

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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Real Estate