



78 Derrick Road, LOXTON, SA 5333

Affordable Lifestyle Opportunity

Tucked away off Derrick Road, this affordable property offers a peaceful setting with plenty of space to grow, unwind, or enjoy a relaxed retirement lifestyle.

The recently upgraded kitchen features a walk-in pantry, generous storage, electric cooktop and oven, dishwasher, and an island bench ideal for casual dining or serving breakfast buffets.

The north-facing lounge room is filled with natural light and provides ample space for family gatherings. A second living area at the rear of the home overlooks the lawned gardens-perfect for everyday relaxation or entertaining.

The home offers three comfortable bedrooms, with the largest including built-in robes. The bathroom is centrally located, while the laundry and toilet are conveniently positioned at the rear of the floor plan.

Outdoors, the spacious yard provides room for kids to play, surrounded by established gardens. Shedding is well catered for with a two-bay garage featuring automatic roller doors, a workshop, and an additional 3m x 6m shed-ideal for boat or trailer storage.

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: 300P188001

SALE DETAILS

\$355,000

CONTACT DETAILS

Elders Riverland

2 East Terrace
LOXTON, SA
8588 6066
RLA: 62833

Raphael Liddle
0405 005 138

Located just 7.1km from the Loxton town centre and a short drive to the Loxton Golf Club, this property combines comfort, convenience, and value.

Inspections are by appointment only. Contact the exclusive listing agent today to arrange your private viewing.

Property Particulars:

Land Size 3,500m²

Date Built 1950 approximately

Council Rates \$460 per quarter approximately

Solar System

Sa Water domestic water supply

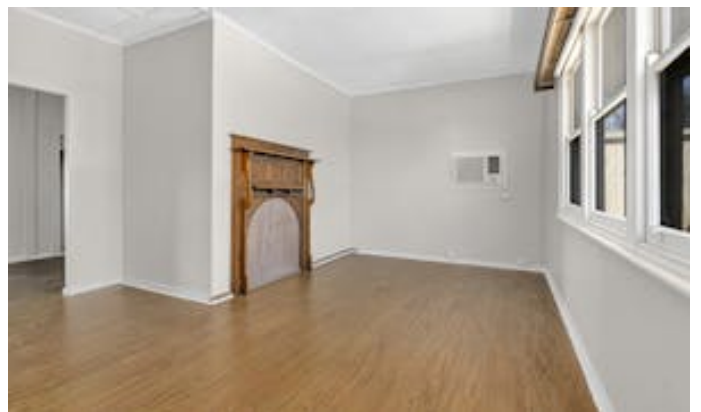
Zoning Rural Living

Combustion fireplace

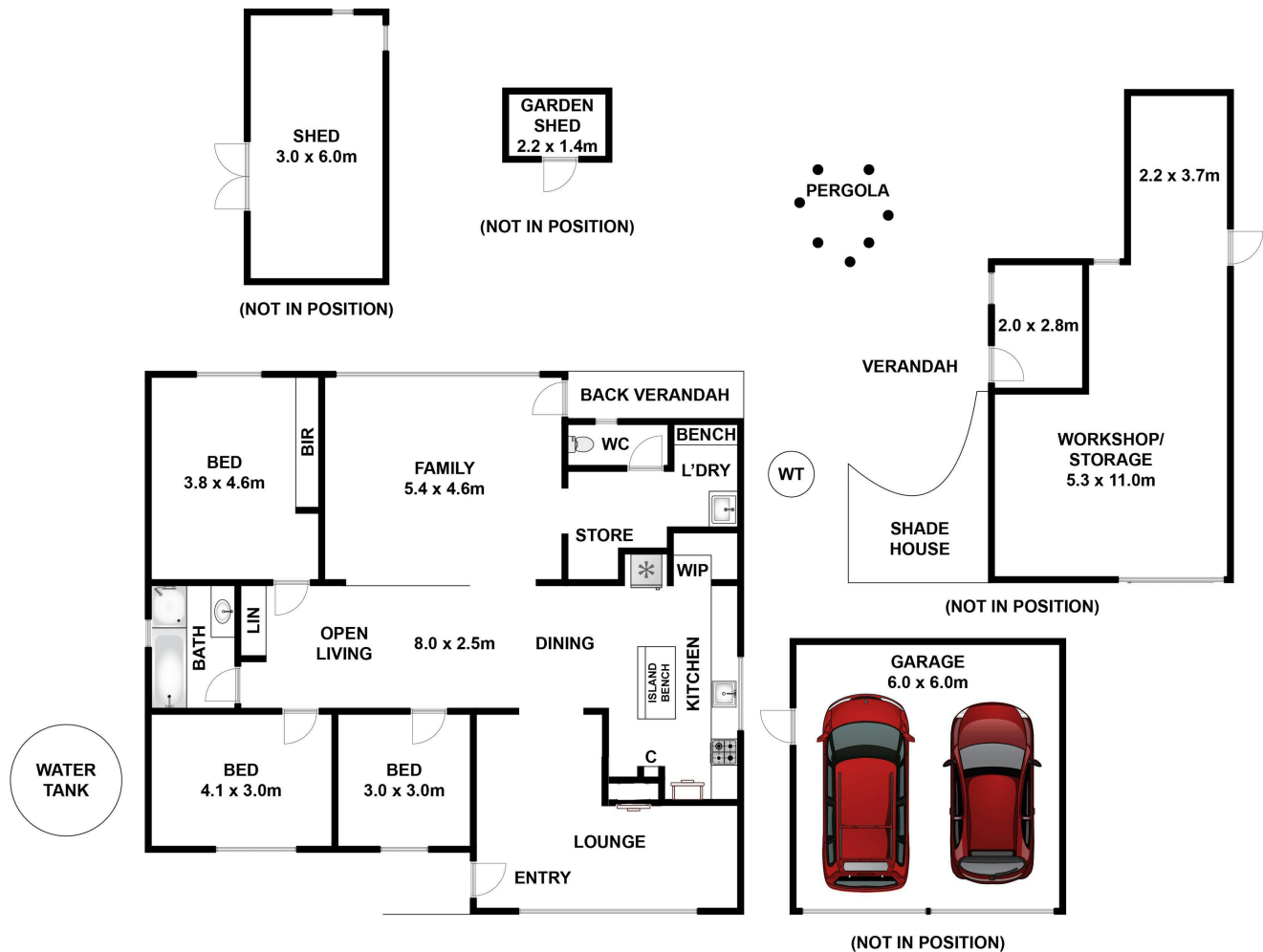
Split System heating & cooling

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 3,500.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 4
- Double garage







Approx House Area 151m²

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.

78 Derrick Road, Loxton North

Elders Real Estate