



118 Anderson Road, LOXTON, SA 5333

Ultimate Family Living with Exceptional Shedding!

This ultimate family property delivers outstanding value and will appeal to those seeking a spacious home, extensive shedding and room to move.

Surrounded by established gardens and lush greenery, the property enjoys multiple vehicle access points and a sense of privacy and space from the moment you arrive.

At the heart of the home is a well-appointed kitchen featuring a breakfast bar, dishwasher and ample storage. A walk-through pantry, easily utilised as a butler's pantry, connects seamlessly to the laundry for added practicality.

Adjoining the kitchen is the dining area, which overlooks the rear living space-ideal for entertaining or flexible family living.

The lounge room provides a private retreat within the floor plan and features a combustion fireplace, creating a warm and inviting space to unwind with family and friends.

Accommodation is generous, offering five bedroom options. Bedrooms 1, 2 and 3 include built-in robes, while the fifth bedroom-complete with its own external access-can

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: 300P191929

SALE DETAILS

**Best Offers Closing
27th of February**

CONTACT DETAILS

Elders Riverland

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

Raphael Liddle

0405 005 138

be utilised as a large home office if desired.

Outdoors, the home continues to impress with a recently completed undercover entertaining area. Equipped with outdoor blinds to keep the elements out, a BBQ area and views across the landscaped gardens, this space is ideal for year-round enjoyment.

The property truly excels when it comes to shedding and storage. A large shed, previously used for vehicle restoration and woodworking, is available with the option to purchase the property with or without the spray booth and office-perfect for those looking to operate a business from home. A second shed offers high clearance, drive-through access, three-phase power and an additional office space. Everyday parking is catered for with a double carport, plus multiple garden sheds provide further storage options.

Positioned within the rural horticultural zone of Loxton North, the property is conveniently located just 8.6km from the Loxton CBD, 16km from Berri, 6km from the Loxton Golf Club and 4km from the Rilli Reserve boat ramp.

An outstanding opportunity for families or buyers seeking a well-rounded, established property where all the hard work has already been done.

Method of Sale:

Offered by Best Offers, closing Friday 27th February 2026. All offers and enquiries are to be registered with the exclusive listing agent.

Additional features:

Solar Farm 100 k/w

Solar Systems includes a 5 k/w and 10 k/w systems

3 Phase power supply

Ducted Evaporative

Split System heating/cooling

Combustion Fireplace

Hot Water System & Solar

Spray booth/office & option to purchase with or without the property

Tesla Charging point & option to purchase with property

Central Irrigation Trust & domestic water supply

Sa Water Domestic Supply

Irrigation to gardens WI-FI controlled

Rainwater Storage plumbed to house & 60,000 litres

Property Particulars:

Land Size 3,976m2 approximately

Date Built 1955

Certificate of Title - Volume 6138 Folio 76

Local government authority Loxton Waikerie Council

Council Rates \$2,500 per annum approximately

Zone Rural Living

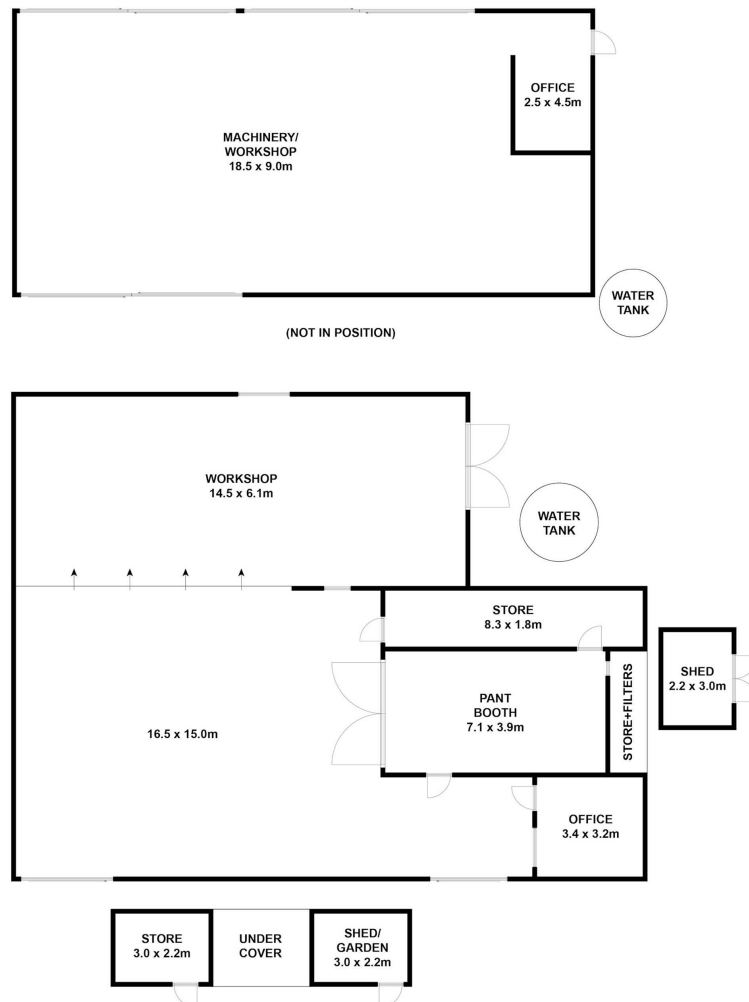
Disclaimer: In preparing this information we have used our best endeavours to ensure details contained herein are true and accurate, however we accept no responsibility and disclaim all liability in respect of any errors, omissions, or inaccuracies. Prospective purchasers should make their own enquiries to verify the information contained herein.
RLA62833

Other features: 3 Phase Power, High Clearance

- Land Area 1.02 hectares
- Bedrooms: 5
- Bathrooms: 1
- Car Parks: 5
- 6 car garage
- Double carport





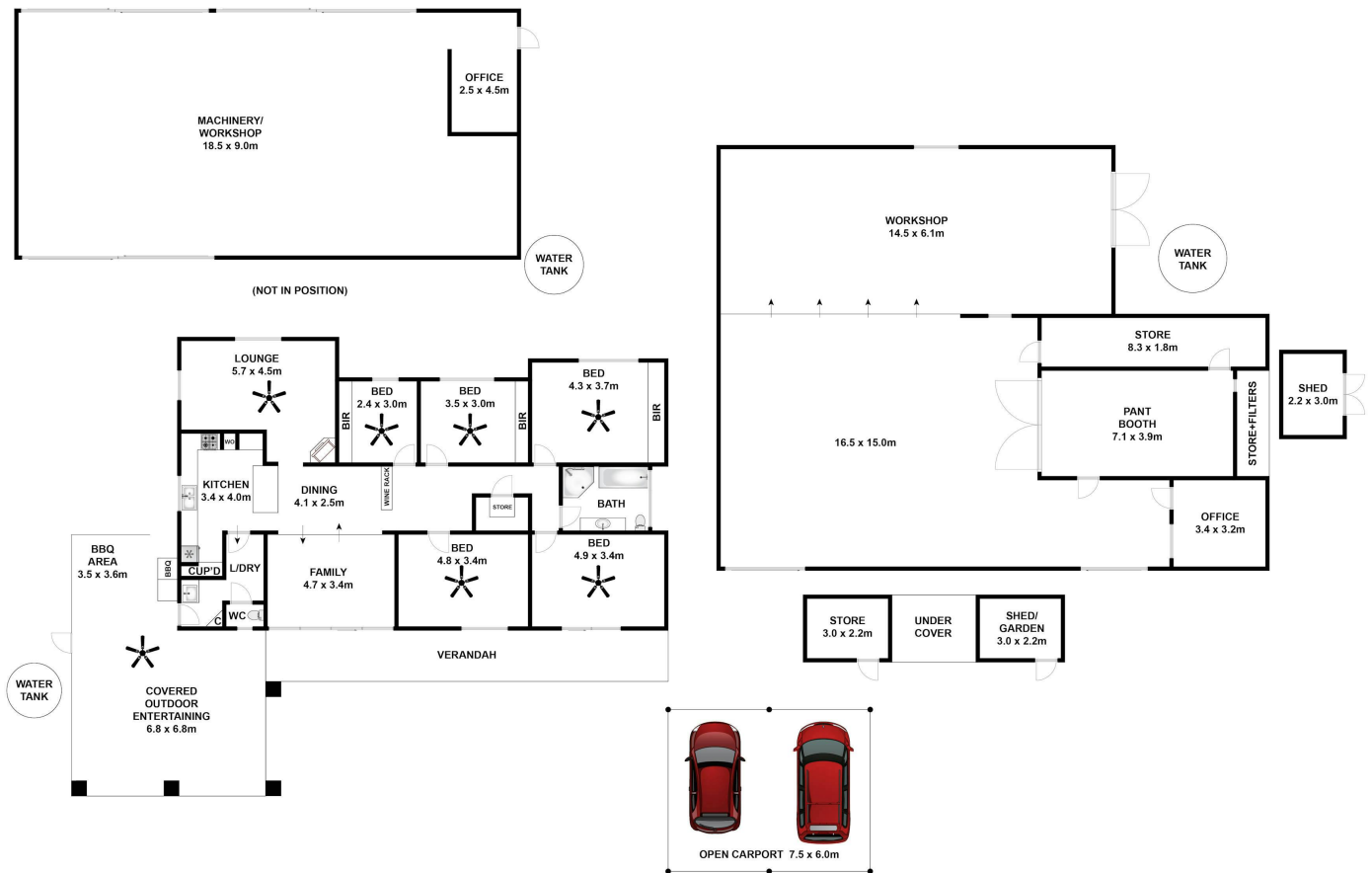


Whilst bwrm.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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Approx House Area 177m²

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