



## 46 Sturt Street, LOXTON, SA 5333

### Comfort, Space & Practical Appeal

Presenting this upgraded residence, offering an appealing blend of affordability, comfort and practical living.

At the front of the home, a light-filled lounge and formal dining area flow through to the refreshed kitchen, forming the central hub of everyday living. The kitchen has been thoughtfully updated with generous storage and a functional layout designed for ease and efficiency.

Accommodation comprises three well-proportioned bedrooms, all complete with built-in robes. The centrally positioned bathroom services the home, with a separate toilet for added convenience.

The carport provides drive-through access to a workshop space, ideal for storage or hobbies, while gated access opens to an additional undercover area suitable for further storage or extended entertaining.

Outdoors, a spacious entertaining area is framed by established gardens and ferneries, creating a welcoming setting for year-round enjoyment. The rear of the allotment offers

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:** 300P192127

**SALE DETAILS**

**\$510,000**

**CONTACT DETAILS**

**Elders Riverland**

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

**Raphael Liddle**

0405 005 138

further established gardens, providing a private retreat to relax and unwind.

Ideally positioned on Sturt Street and surrounded by established residential homes and rural horticultural holdings, the property is just a short drive to the town centre, schools and local amenities.

Set on a generous allotment with established grounds, this well-rounded package presents solid foundations and outstanding value within the Loxton market.

Property Particulars:

Land Size 2,023m<sup>2</sup>

Date Built 1985

Council Rates \$1,800 p/a approximately

Solar System

Brick construction

Outdoor entertaining

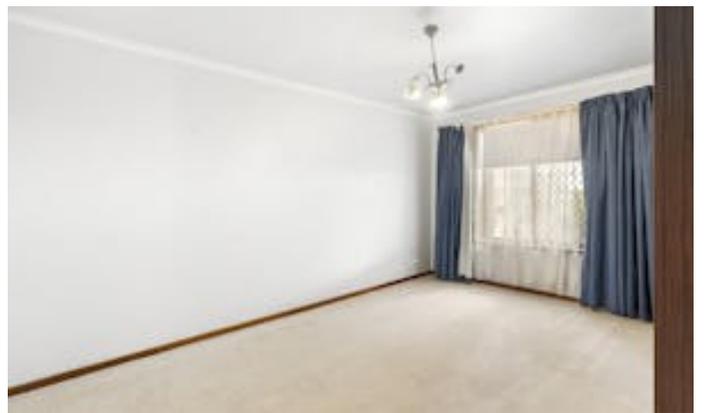
Carport

Garage

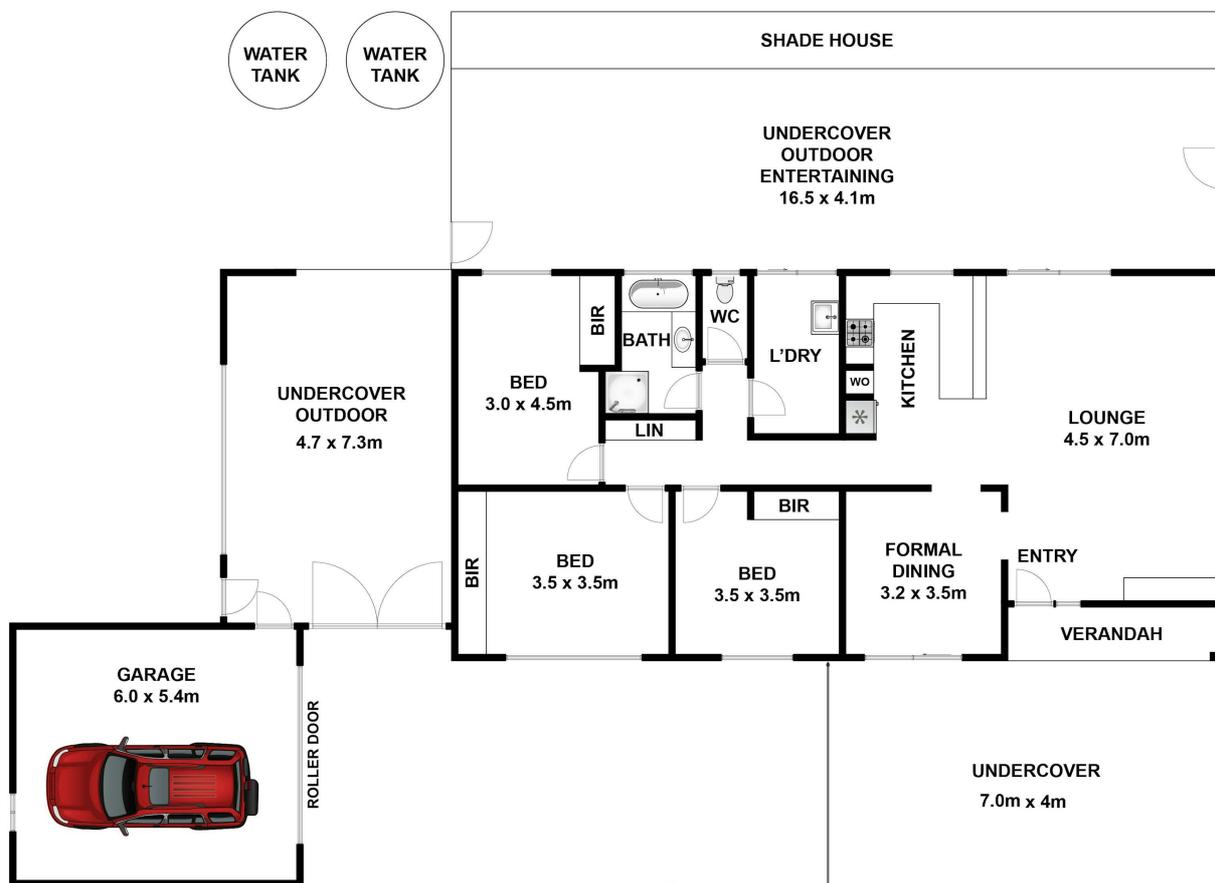
Split system heating and cooling

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 2,023.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Double garage
- Double carport







Approx House Area 131m<sup>2</sup>

Whilst [bwr.com.au](http://bwr.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.

46 Sturt Street, Loxton

Elders Real Estate