



## 16 McIntosh Street, LOXTON, SA 5333

### Character & Charm in the Heart of Loxton

Beautifully maintained and perfectly positioned in one of Loxton's most convenient and sought-after locations, this charming residence blends timeless appeal with outstanding potential.

Wraparound verandas framed by established leafy gardens create privacy, street appeal, and a welcoming first impression. Inside, the country-style kitchen is practical and inviting, with space for casual dining.

Accommodation comprises three bedrooms, with the front room previously used as a lounge, offering flexibility to suit your needs. At the rear of the home, a generous family area provides a comfortable space for everyday living and entertaining. A dedicated wine cellar adds a unique feature - ideal for collectors and a great conversation piece for guests.

Set on a rare and expansive 1,248m<sup>2</sup> residential allotment, the property presents exceptional scope to extend, renovate, or reimagine to fully capitalise on the land size. A 6m x 7m garage/shed provides secure vehicle storage or workshop space.

**TYPE:** For Sale

**INTERNET ID:** 300P192503

#### SALE DETAILS

**\$465,000**

#### CONTACT DETAILS

**Elders Riverland**

2 East Terrace  
LOXTON, SA  
8588 6066  
RLA: 62833

**Raphael Liddle**  
0405 005 138

This is a property rich in character with exciting potential for a buyer with vision to enhance and maximise its original charm.

Positioned on McIntosh Street directly opposite Loxton Hospital and within walking distance to Loxton Primary School, the Murray River, and the town centre, the location offers an enviable lifestyle of convenience and accessibility.

A solid, character-filled home in a premium setting - ready for its next chapter.

#### Property Particulars:

Land Size 1,248m<sup>2</sup>

Date Built 1910 Bungalow

Council rates \$430 per quarter

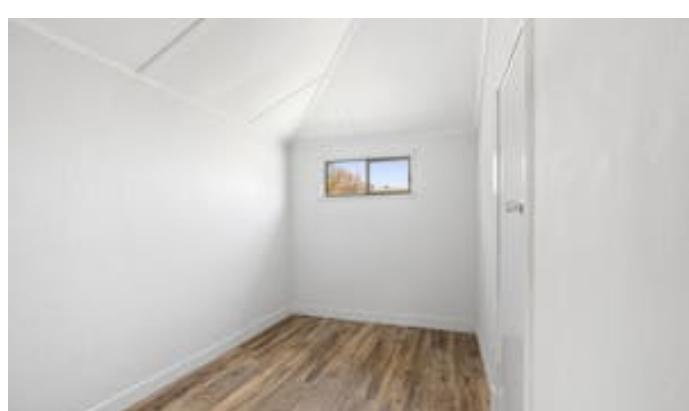
Sa Water domestic water supply

Neighbourhood zoning

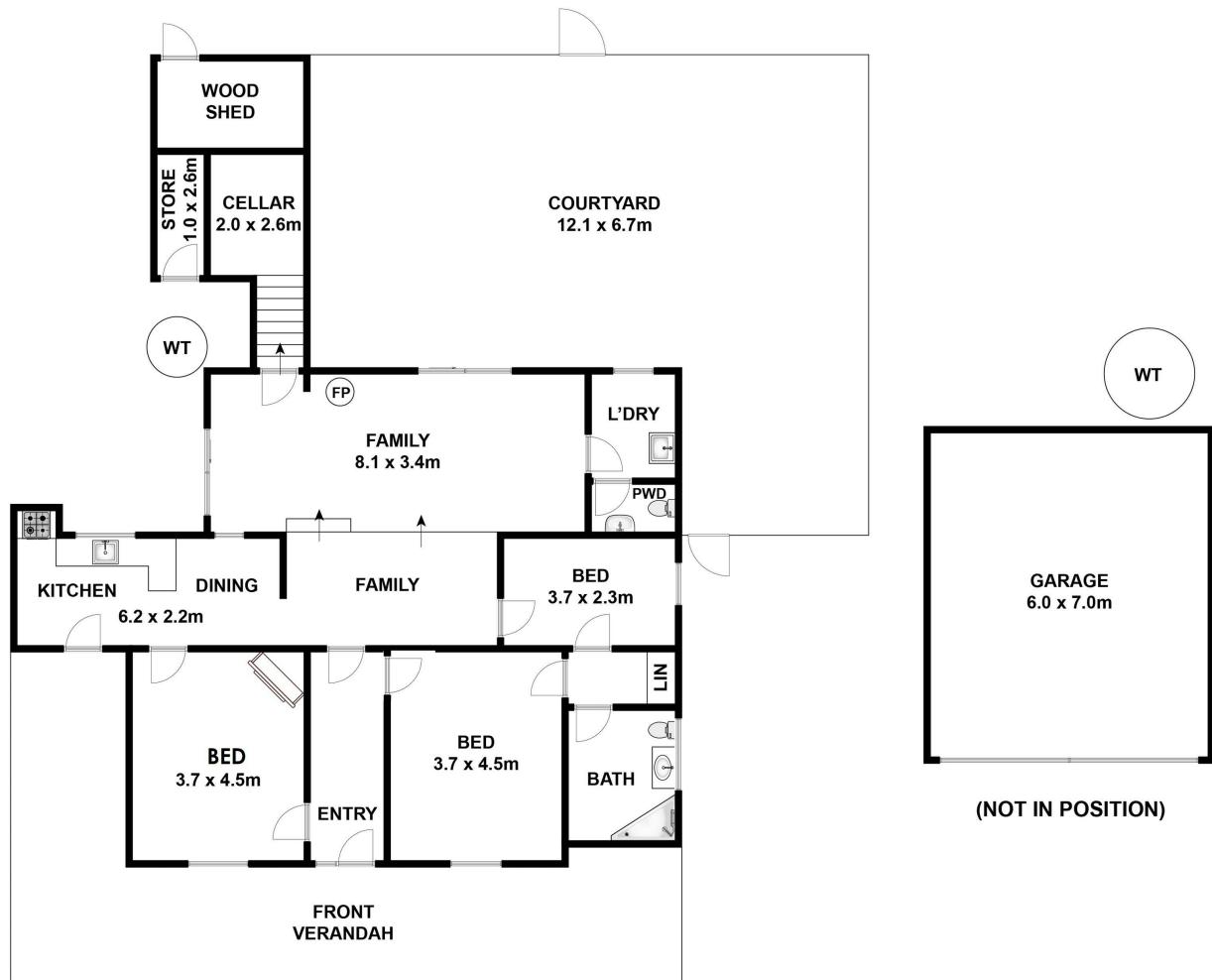
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RLA62833

- Land Area 1,248.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Double garage







Approx House Area 144m<sup>2</sup>

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