



## 1518 Bookpurnong Road, LOXTON, SA 5333

### Smart Start in Loxton!

Presenting an affordable entry-level opportunity to the Loxton market, offering space, flexibility and future potential.

Set on a generous 3,087m<sup>2</sup> allotment, this four-bedroom home will appeal to investors, first home buyers and families seeking room to grow.

The light-filled front lounge creates a welcoming first impression, while the kitchen offers comfortable proportions with ample floor space, ready for enhancement if desired. Accommodation comprises four bedrooms, serviced by a centrally located bathroom. An additional family room provides valuable extra living space and has previously been utilised for everyday family living.

Vehicle accommodation is catered for via a carport, with convenient access to the shed from Proud Avenue.

Positioned within the Rural Living Zone in the Loxton/Loxton North area, the property enjoys a peaceful setting just 5.2km\* from the Loxton CBD and approximately 16km\* to Berri.

**TYPE:** For Sale

**INTERNET ID:** 300P193150

### SALE DETAILS

**\$350,000**

### CONTACT DETAILS

**Elders Riverland**

2 East Terrace  
LOXTON, SA  
8588 6066  
RLA: 62833

**Raphael Liddle**  
0405 005 138

An affordable property with space and scope - ready to add value and make your own.  
For projected rental returns please contact listing agent.

## Property Particulars:

Land Size 3,087m2

Date Built 1970

Council Rates \$1,800 p/a approximately

Solar System

Carport

Dual access from Bookpurnong Road and Proud Avenue

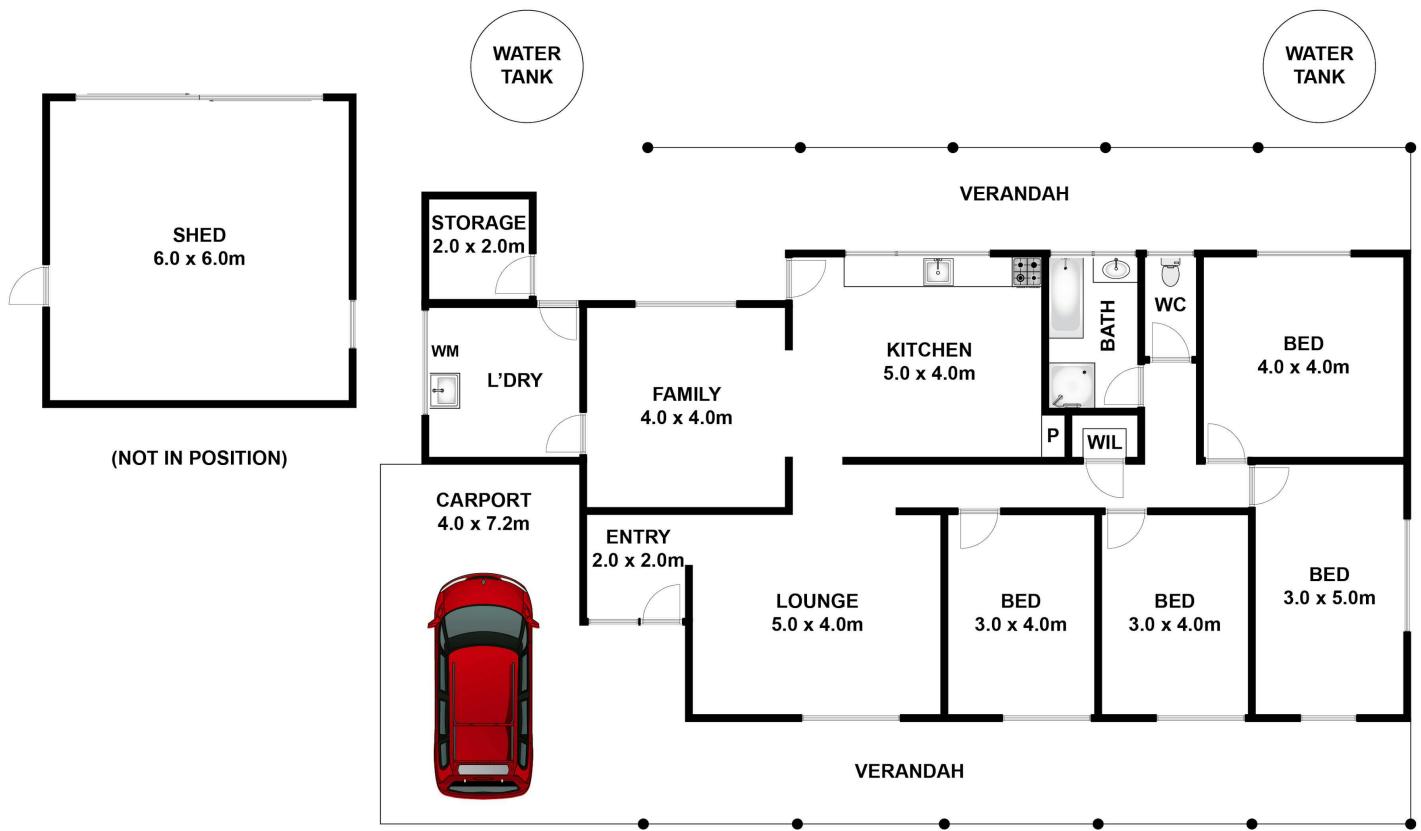
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RLA62833

- Land Area 3,087.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 2
- Double garage
- Single carport







Approx House Area 151m<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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Elders Real Estate