



40 Fairweather Avenue, LOXTON, SA 5333

Discover Your Rural Paradise

Tucked away and set back from Fairweather Avenue, this beautifully maintained country residence offers space, privacy and an exceptionally generous floor plan, perfect for growing families seeking a rural lifestyle without sacrificing convenience.

Designed with both formal and everyday living in mind, the home welcomes you with a spacious formal lounge centred around a combustion fireplace, seamlessly connecting to the formal dining area-an inviting setting for hosting family and friends.

At the heart of the home, the country-style kitchen is well-appointed with abundant storage, dishwasher, breakfast buffet and a walk-in pantry. Overlooking the casual meals and living area, this central hub effortlessly caters to relaxed day-to-day living.

Privately positioned, the master suite enjoys separation from the remaining bedrooms and features a spacious walk-in robe, ensuite and glass sliding door opening to a tranquil fernery. Bedrooms two, three and four all include built-in robes and offer comfortable accommodation for family or guests, serviced by a centrally located main bathroom.

TYPE: For Sale

INTERNET ID: 300P193168

SALE DETAILS

\$680,000

CONTACT DETAILS

Elders Riverland

2 East Terrace

LOXTON, SA

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RLA: 62833

Raphael Liddle

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For those working remotely, the dedicated office provides a quiet and practical workspace away from the main living zones.

Outdoors, the undercover entertaining area is framed by established, tranquil gardens and captures the surrounding rural outlook. Practical features include a substantial 9m x 6m shed/garage, additional carport for everyday parking and an abundance of native plantings enhancing the peaceful setting.

Situated on a generous rural allotment just six minutes from Loxton, this countryside oasis delivers space, versatility and lifestyle-offering the perfect balance of country living with town convenience close at hand.

Property Particulars:

Date Built 1988

Land Size 2.98 acres

Split system heating and cooling

Combustion fire

Rainwater storage (connected to kitchen)

SA water domestic water supply

CIT domestic water supply

Rates:

Council \$2,000 per annum

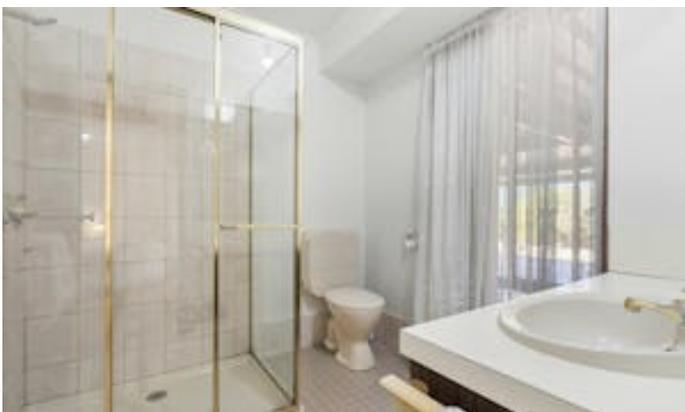
SA Water \$82.30. per quarter

ES Levy \$90.40 per annum

District Council of Loxton Waikerie

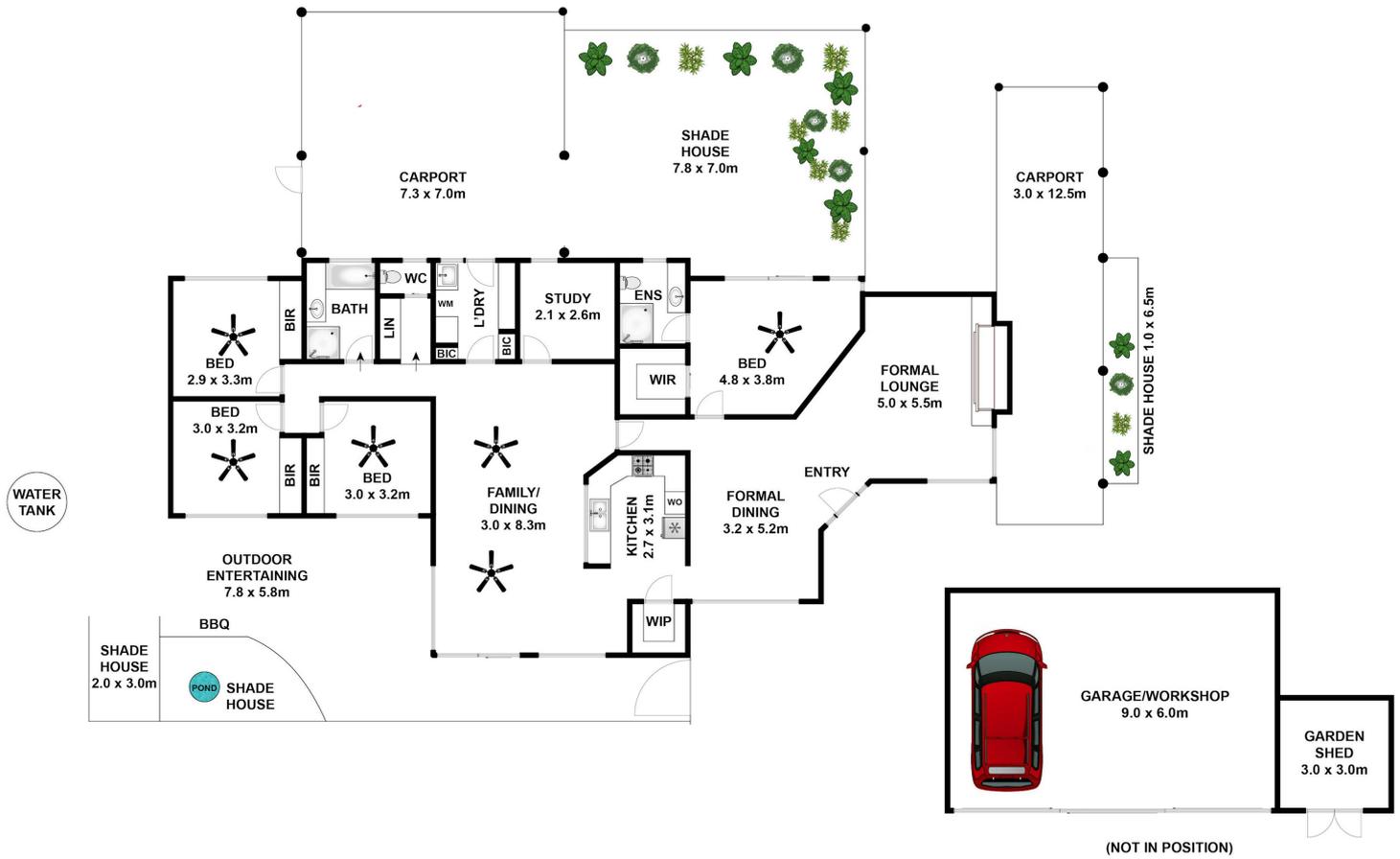
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RLA62833

- Land Area 2.98 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double garage
- 4 car carport









Approx House Area 192m²

Whilst bwrn.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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