



## 30 Hoffman Road, LOVEDAY, SA 5345

### Private Rural Luxury Retreat

Proudly presenting this exceptionally maintained and thoughtfully designed country residence, ideally positioned just 3.8km from Barmera.

Designed in collaboration with a renowned local builder, the home has been carefully positioned to maximise its setting, functionality and everyday practicality.

A formal entry foyer welcomes you with soaring ceilings, flowing effortlessly into the heart of the home with an expansive open-plan living zone. Created for connection and comfort, this inviting space caters perfectly to relaxed family living and effortless entertaining.

The kitchen is a true showpiece, featuring a large central island, quality blackwood cabinetry, dishwasher, walk-in pantry, and a layout that overlooks the family area while remaining conveniently positioned to service the dining space, complete with charming bay timber windows. Extending from the family zone, a spacious pergola provides yet another inviting option for outdoor entertaining.

The extensive formal lounge and formal dining areas offer excellent versatility and could easily be utilised as a parents' retreat if desired.

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:** 300P193371

#### SALE DETAILS

**\$925,000**

#### CONTACT DETAILS

**Elders Riverland**

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

**Raphael Liddle**

0405 005 138

Privately positioned, the master suite is thoughtfully separated from the remaining bedrooms and boasts a spacious walk-in robe, ensuite, and large windowpanes capturing picturesque garden views. Four additional generously sized bedrooms provide excellent accommodation for larger families or guests, three complete with built-in robes.

The main bathroom is well appointed with bath, vanity, shower and separate toilet, offering generous proportions and contemporary appeal. For those working remotely, a dedicated office provides a quiet and practical workspace.

Established gardens wrap the home, creating a private and tranquil setting to enjoy with family and friends. The outdoor entertaining area is ideal for relaxation, while the wide north-facing veranda offers protection from the elements and year-round comfort while enjoying the birdlife.

Further improvements include a substantial 9m x 6m garage/workshop, complemented by an additional 9m x 6m carport for everyday parking. A separate three-bedroom cottage presents exciting scope for additional accommodation or guest quarters, offering a canvas for restoration to its former glory.

There is approximately 7 acres of cleared land, which is ideal for animals/pets and could be utilised for horticultural pursuits. Positioned on a valuable corner allotment, the home benefits from multiple access points, enhancing functionality and future flexibility.

Surrounded by peaceful rural and horticultural properties, this unique lifestyle offering delivers space, privacy and versatility - an exceptional opportunity for the growing family seeking a country escape without compromising convenience.

Inspections are by appointment only. Please contact the listing agent to arrange your private viewing.

Private Treaty:

All offers and enquiries are to be registered with the exclusive listing agent.

Property Particulars:

Land Size 9.21 acres

Date Built 1997 by Hamood Builders

3 phase power

North/South orientation

Gas Heating

Rainwater storage plumbed to house (filtered in kitchen)

Rainwater storage 4 x 10,000 gallons

Solar Hot water system

Ducted evaporative cooling

Linen press

Rates:

Council Rates \$864.95 per quarter approximately

District Council of Berri Barmera

Torrens Title

Central Irrigation Trust Water Supply

Water Delivery Rights 24.8 megs approximately

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

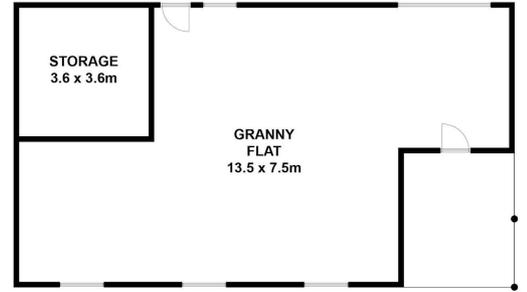
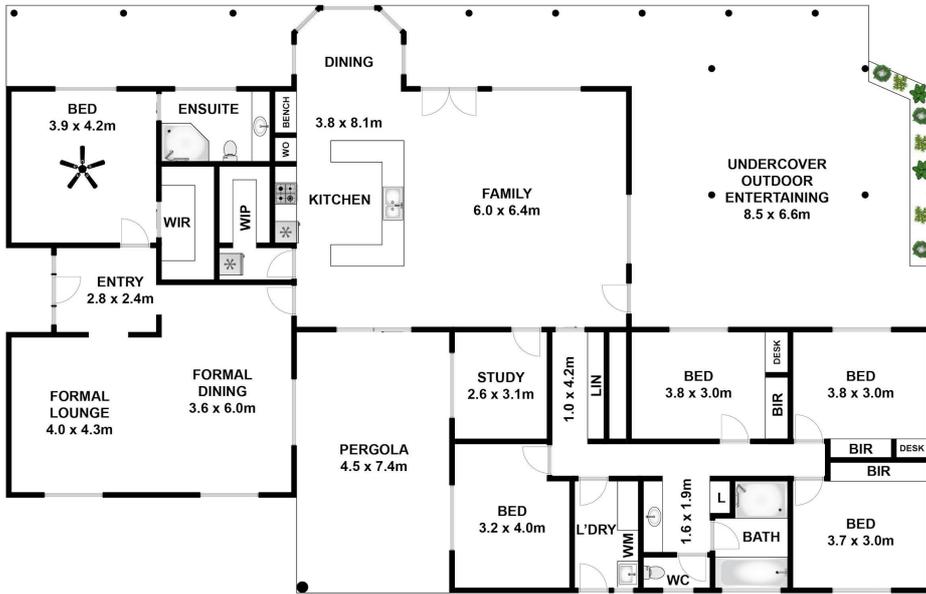
Other features: 3 Phase Power

- Land Area 9.21 acres
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 2
- Double garage
- Double carport

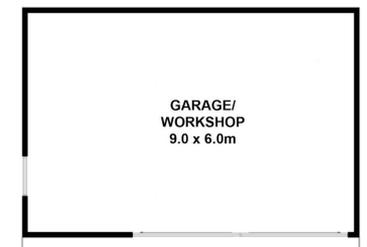




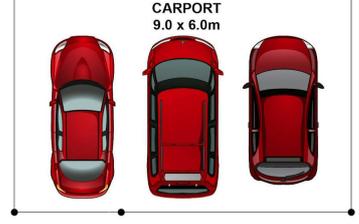




(NOT IN POSITION)



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(NOT IN POSITION)

Approx House Area 251m<sup>2</sup>

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