



38 Acacia Avenue, LOXTON, SA 5333

Central Living at Its Best!

Perfectly positioned in the heart of Loxton, this well-presented and affordable property offers broad appeal for downsizers, first home buyers, and savvy investors seeking strong rental returns.

A light-filled front lounge creates a warm and welcoming first impression, complete with a split system air conditioner to ensure year-round comfort.

The functional kitchen provides everyday convenience with scope for the next owner to add their own style and value through future upgrades.

Accommodation comprises three comfortable bedrooms, each fitted with ceiling fans, while the centrally located bathroom has been fully renovated, offering a fresh and modern finish.

Vehicle accommodation is well catered for with drive-through carport access leading to a garage/workshop, ideal for additional storage or hobby space. Rear lane access further enhances the property's flexibility, providing secure space for boats, trailers or extra vehicles, complemented by additional garden shedding.

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: 300P193434

SALE DETAILS

\$395,000

CONTACT DETAILS

Elders Riverland

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

Raphael Liddle

0405 005 138

Low-maintenance gardens and secure fencing create a safe and private setting for children and pets to enjoy.

Location is key - set within an established and sought-after pocket of Loxton, the home is within easy walking distance to the town centre, local schools and everyday amenities, delivering exceptional convenience and lifestyle appeal.

Property Particulars:

Land Size 1,044m²

Date Built 1965 approximately

Brick construction

Council Rates \$1,800 p/a approximately

Rainwater Plumbed to Kitchen & Laundry

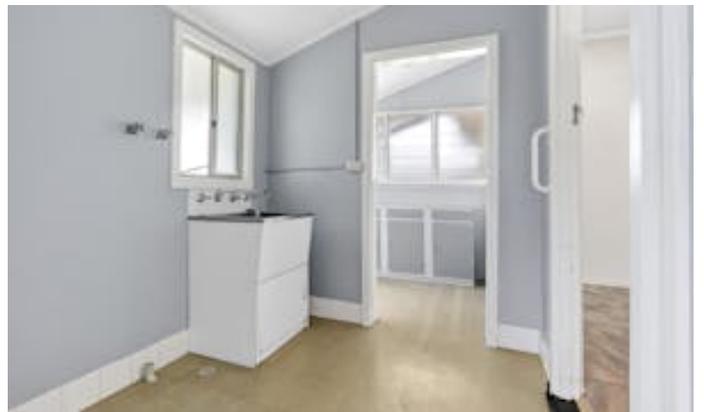
Carport Garage

Split system heating and cooling

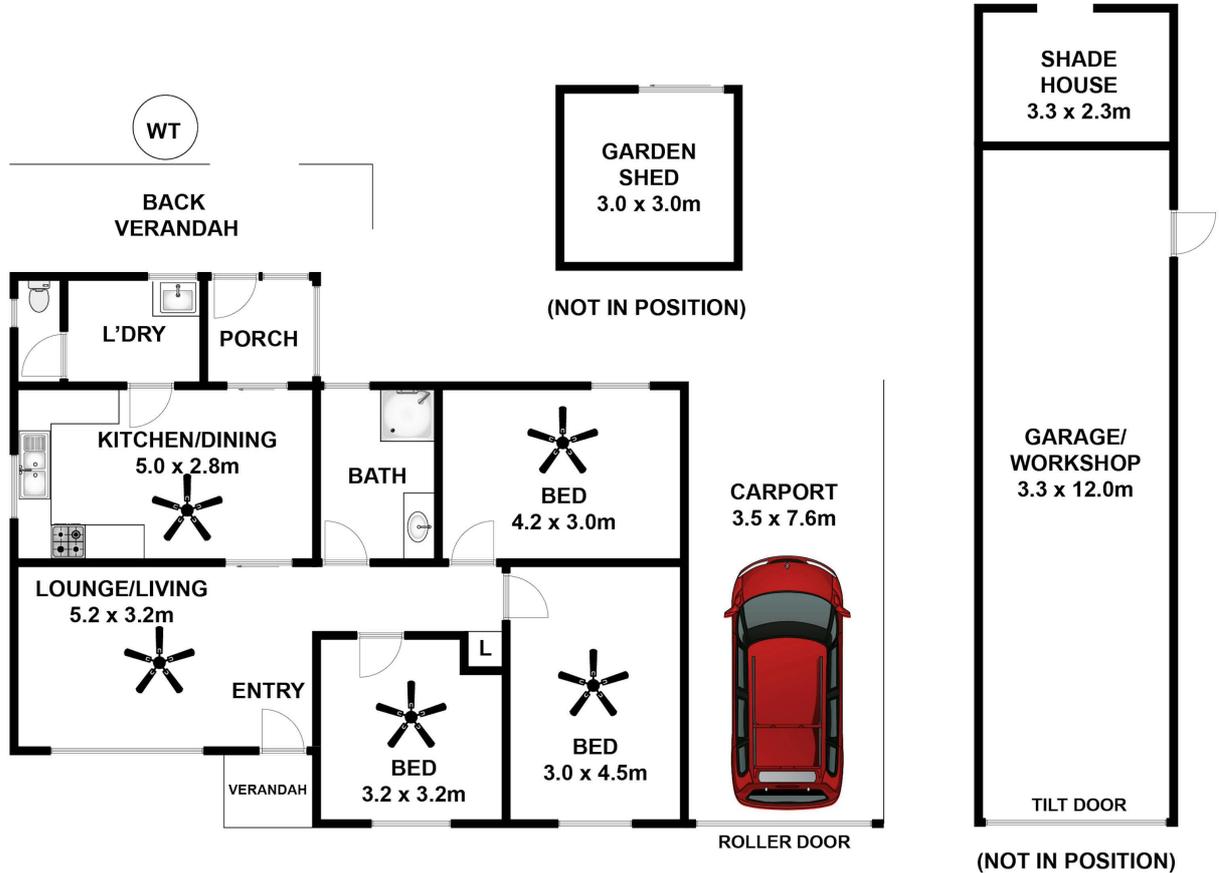
Rear lane access

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 1,044.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Double garage
- Single carport







Approx House Area 96m²

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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Elders Real Estate