

**15 Thiele Avenue, Loxton, SA 5333**



**House For Sale**

Saturday, 13 January 2024

15 Thiele Avenue, Loxton, SA 5333

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 873 m2**

**Type: House**



Raphael Liddle  
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**\$525,000**

Positioned on an elevated allotment is this very well cared for, family home on Thiele Avenue. Thiele Avenue is a division which takes in stunning panoramic and uninterrupted views across Loxton's riverfront. Enjoy the beautiful views all year around from your front porch and the abundance of windowpanes ensure you retain the views from inside the home as well. As you enter inside to the formal entrance, the space leads you to the expansive lounge and living areas. The lounge provides a large floor area and can be easily shut off from the rest of the home for a more private setting. The kitchen features a brand-new dishwasher, electric oven/cooktop, storage options, pantry, split system heating/cooling, breakfast bar and overlooks the living area. The formal dining area joins the living space and lounge room. For those seeking a workspace at home, the property provides an office ideal for those working from home. The sleeping zones include the Master Suite, featuring built in robes, en-suite, ceiling fan, electric roller shutters and the large window. Bedroom 2 is a large-scale room with an enormous floor space, ceiling fan, while bedroom 3 features ceiling fan and robes. The property has been designed with storage in mind, providing an abundance of linen press options and even the laundry features an additional fridge space, ironing/workstation and more storage. Step outside to the rear veranda, a huge undercover area that spans across the whole rear of the home and for further convenience there's an additional toilet outside. The outdoor entertaining area is a great space for entertaining the family, friends and overlooks the established gardens. For the wine collectors and preservers there is a 3.6m x 3.6m wine cellar, a safe a great space to store your finest wines. The property is located in a well-established residential area of Loxton and being a very short drive to the CBD of Loxton, hospital, Schools and walking distance to the Loxton Riverfront. Property Particulars: Land Size 873m<sup>2</sup> Date Built 1980 Council Rates \$525 per/quarter approximately Wine Cellar Solar System 5.9 k/w<sup>2</sup> x Car Garage Garden shed Master Suite Electric roller shutters Ducted heating/cooling Electric hotwater system 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.