

**16 Third Street, Loxton, SA 5333**



**Sold House**

Tuesday, 14 May 2024

16 Third Street, Loxton, SA 5333

Bedrooms: 2

Bathrooms: 1

Type: House



Raphael Liddle  
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**\$240,000**

The property features a stone 2 x bedroom dwelling which does require some improvements but provides a solid foundation for the next person to make their own mark. Centrally positioned on the floor plan is the kitchen and dining areas, a large open space which features tiled flooring, electric oven and storage options. The sleeping zones consist of 2 x bedroom and the wet areas include the laundry and bathroom. Leading to the outdoor area is a lobby and extends to the garage. At the rear of the property is a near new, very large 2 x bay shed which provides vehicle security, roller doors, workshop area and also the 3rd bay has been converted into a self-contained granny flat. For additional accommodation this self-contained granny flat includes an open plan area and bathroom. The valuable space can also be utilised as a home office if needed. The property will suit those seeking a project in a great location, investors looking to expand their portfolio and even those with vision to make something great! Invest into a very desirable location, being walking distance to the CBD of Loxton, Schools, Services, entertainment, childcare and medical facilities. Property Particulars: Land Size 650m<sup>2</sup> Date Built 1920's approximately Council Rates \$430 per quarter approximately SA Water domestic water 2 x bay shed with roller doors Granny flat includes bathroom Carport Certificate of Title - Volume 6192 Folio 267 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.