

**3177 Kingston Road, Loxton, SA 5333**



**House For Sale**

Monday, 10 June 2024

3177 Kingston Road, Loxton, SA 5333

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 6**

**Area: 7284 m2**

**Type: House**



Raphael Liddle  
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## Best offers closing the 1st of July

Once in a lifetime Riverfront Home! Situated in one of the Riverland's most tightly held riverfront precincts with uninterrupted river views. Elders Real Estate Loxton proudly presents a rare and once in a lifetime opportunity to secure this exceptional property. Tucked away behind a native mallee bushland setting the private driveway leads you down to the elevated residence. You will be immediately drawn to the sheer size of the home, gardens & those panoramic river views. This appointed residence was completed in 2009 by a well renowned local builder and offers an outstanding family blueprint of approximately 364m<sup>2</sup> of exceptional living. The residence comprises a formal entrance gallery & substantial living space which incorporates the kitchen, dining & formal lounge areas. The kitchen is beautiful in design with extensive bench tops, island bench, dishwasher, breakfast bar, electric oven, a large walk-in pantry, and windows that wrap the area providing ample light and peers out to the outdoor entertaining area. At the Western end of the property is the Master Suite, the ideal parents escape that features a very generous floor space, retreat to be used as your own lounge, walk-in robe, en-suite and large windowpanes that provide those panoramic views across the Murray River. The two remaining sleeping zones are very well sized and include ceiling fans. For those working from home or seeking a hobby room, the home office includes a 2 x person work station and built in cabinetry provides an abundance of storage options. When the property was designed entertaining was a priority, this is reflected in the family room. The room is very generous in size and includes its own kitchen, lounge, and billiards area. The area can be closed off from the rest of the home and glass doors open out to the Northern, Riverside of the home. Enjoy entertaining all year-round in the outdoor entertaining area which captures those uninterrupted North & Western Riverview's. The area features an expansive floor area, shutters, ceiling fans while all being surrounded by gardens and lawns. Under the main roof the property there is the double garage with electric roller doors for everyday vehicle storage and an additional bay includes built in cabinetry for further storage options. Wander down to the river's edge and enjoy all the river activities at your front door, including fishing and there's plenty of spots to moor your boat. Just beneath the home there's an elevated flat spot that takes in some stunning views, this area can be best used for entertaining guest in front of the fire. The property is located just 6.0 km from the CBD (East Terrace) of Loxton. Loxton is located 256 km East of Adelaide and is a town on the South bank of the River Murray in the Riverland region. The property is offered for sale by Best offers closing the 1st of July, 2024 unless sold prior. Inspections are strictly by appointment only. Property Particulars: Certificate of Title Volume: 5996 Folio: 686 Date Built 2009 Solar System Built by Nikolai Builders Land Size 7,378m<sup>2</sup> (1.8 acres) Council Rates \$3,400 p/a (approximately) 2 x 22,500 litre rainwater tanks 1 x settling tank Rainwater plumbed to house Crown Licence Pump/Pipeline Cyclic aerobic sewage system Home office Double garage 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.