

# 8 Rob Loxton Road, Walker Flat, SA 5238

partners

## House For Sale

Friday, 29 March 2024

8 Rob Loxton Road, Walker Flat, SA 5238

Bedrooms: 6

Bathrooms: 2

Parkings: 6

Area: 1301 m2

Type: House



Peter Wright  
0409093903



Bodi Stewart  
0425298258

## Expressions of Interest by 4pm 19/04/2024 (USP)

BH Partners are proud to present 8 Rob Loxton Rd A truly magnificent luxury river home set on one of the most prestigious and scenic locations. This simply stunning river property offers a seamless blend of top end quality, beautifully presented in a luxurious yet relaxed manner. With no expense spared, private river access, the stunning caramel and ochre cliffs, this will surely appeal to anyone who appreciates what could well be one of the best homes on the Murray River. This represents an extremely rare opportunity as it truly does take your breath away, and offered fully furnished adding incredible value and quality. Rarely has a property combined the natural beauty of this iconic riverfront location with the relaxed opulence and ease of luxurious living. A few of the highlights of this magnificent 2019 built home: 6 bedrooms, 2.5 bathrooms. Set on 1301m<sup>2</sup> of prime riverfront. Boat ramp, jetty, ski beach. Large boat shed, electric roller door, ample and undercover parking. Outdoor entertaining and living space on 2 levels. Huge central living area with high ceilings and bathed in natural light. Main bedroom with river views and spacious Walk-In Robe and Ensuite. Bedroom 2 with river views, scenic lagoon views for all other bedrooms. Top end kitchen with gorgeous Caesar Stone bench, butler's pantry too. Stunning engineered Tasmanian Oak staircase. Downstairs gym room, wine wall. Additional exquisite bathroom downstairs with designer blinds, watch the river activity whilst you soak! Ground floor boat accessories storage room complete with kitchen facilities, fridge, fryer and plenty more too. Satellite NBN, wifi, TV. Steel and permapine long life eco deck. 6.6kW solar system, STED scheme. 40,000 litres in the rainwater tanks, river water supply and license, complete filtration system. Fully irrigated lawned gardens with remote access. Security cameras, fully fenced, electric gate. Walk In Walk Out meaning fully furnished inside and out. And let's not forget, with your own boat ramp, ski beach and jetty, you have everything you need for the ultimate in river living! The perfect entertainer, with lawned gardens, fire pit, relaxed seating on both ground and upper levels, stunning river views in all seasons. This wonderful property ticks every box and is quite simply, one of the best river properties to come to market. Viewings by Private Appointment only. Price guide \$2.4m.