

24 Loddon Road, Avoca Dell, SA 5253



House For Sale

Wednesday, 10 July 2024

24 Loddon Road, Avoca Dell, SA 5253

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 3010 m2

Type: House



Clint Ray
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Lauren Grant
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\$825,000 - \$875,000

Welcome to 24 Loddon Road, Avoca Dell! A short walk to the riverfront and in the perfect position to catch the afternoon sunset, this property has to many features to list! After entering via one of the electric gates, you are greeted by the striking bluestone facade and wrap around porch only hinting at the features within. Step inside the home to discover a neat four-bedroom, two-bathroom sanctuary where convenience meets functionality. The kitchen is a chef's delight with a large island bench, breakfast bar, 900mm industrial oven and cook top perfect for preparing meals and entertaining guests. The open plan living, kitchen and dining area provide a warm and inviting atmosphere, complemented by a new split system air conditioner, ceiling fan and a combustion heater for year-round comfort. The spacious master bedroom features a ceiling fan, ensuite, and large walk-in robe, while the remaining bedrooms include built-in robes and ceiling fans, ensuring everyone has their own retreat space. You'll find the real highlights of this property as you exit the backdoor - entertain in style under the massive entertaining pergola adorned with stringybark timber posts. There is a space for every occasion! For me the opportunity to enjoy a drink with a friends overlooking the yard towards the river whilst the footy plays on the TV makes this property a true lifestyle! Equipped with multiple power outlets, in-wall gas connection for the BBQ, a fire pit area, make this the perfect spot for gatherings with family and friends. Venture further out back and you'll find massive shedding, featuring five bays, two with roller doors and an enclosed carport attached with extra height for caravan parking. This space is ideal for the tradie or car enthusiast. Within the shed there's even an office or teenage retreat with all the provisions to set up for a bathroom. This could be an ideal working from home space or opportunity to run a home business. A second covered entertaining space off the shed provides more options for entertaining! Internal features you'll love: - Amazing raked ceiling in living area with views over the rear yard - Electric roller shutters on the living area window - Dishwasher - Linen storage in hallway - Laundry with separate toilet for convenience - Built in cabinetry in laundry for storage - Heat lamp in bathroom - Gas hot water for that instant heat - Camera security system Outdoor features you'll love: - Horseshoe driveway for convenience & separate side access to shedding - Auto doors on shedding - Loft storage in shed - Workshop in shed - 8 kW (approx.) solar - Quality LED spotlights lighting the backyard - Sensor lights at the front of the property - 45,000L Water storage supplying the home (mains available) - Large lawn space perfect for children or pets - Fence line double bricked to prevent snakes or dog escaping - Multiple aviaries - Separate fenced veggie patch - Backs onto a reserve offering piece and tranquility This is a rare opportunity with so much on offer here this is your chance to own a property that combines space, functionality, and lifestyle in the heart of Avoca Dell. Walking distance to the river and skiing area, minutes drive to the speedway and a short drive into everything Murray Bridge has to offer this could be a place to live a happy life or a weekend getaway, you decide, come check it out now! CALL LAUREN GRANT (0427 824 650) or CLINT RAY (0419 244 502) TODAY TO ARRANGE YOUR INSPECTION Specifications: CT / 6027/174 Built / 2013 Council / Murray Bridge Zoning / Rural Living Land / 3,010sqm All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Interested parties should make their own inquiries and obtain their own legal advice.