

**1/16 Fourth Street, Loxton, SA 5333**



**Unit For Sale**

Tuesday, 25 June 2024

1/16 Fourth Street, Loxton, SA 5333

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Raphael Liddle  
0405005138

**\$279,000**

Situated amongst well established and cared for units you will find this very neat and tidy two-bedroom home. Just minutes from the heart of Loxton, this home is all about the location and easy living. Featuring two spacious bedrooms and a large living area, this home is perfect for the first home buyer, those looking to downsize or even the investor looking to add to their property portfolio. Enter the home directly into the comfortable light filled lounge room and diner. The kitchen is located at the rear of the home and separated by a functional breakfast bar. The kitchen offers an abundance of storage with cabinetry while the electric oven and cooktop complete this simple yet practical kitchen. Two spacious bedrooms each with convenient ceiling fans and built-in robes in bedroom 1, surround the central bathroom that is generous in size and boasts a shower, small bath and vanity. Exit the rear of the home and step into the fully enclosed courtyard, with a simple and low maintenance tiered garden. This area is fantastic for the green thumb who isn't looking for the hassle of a large garden. A single garage will provide convenience and security for the occupants with direct access from the garage to the home and rear yard. If you're looking to downsize and de-clutter your lifestyle then this home must be inspected. Please contact agent for rental projections. Property Particulars: Land Size 167m<sup>2</sup> Year Built 1986 Council Rates \$429 p/q (approximately) Split system Heating/Cooling Strata Unit in group of 5 Sa Water individual meters Strata Management Whittles Strata Charge \$250 p/q (approximately) 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.