

**12 Klingberg Street, Loxton, SA, 5333**



**House For Sale**

Monday, 18 November 2024

12 Klingberg Street, Loxton, SA, 5333

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 10**

**Type: House**

## Your Character Home in Lovely Loxton!

Perfectly positioned is this gorgeous, generously sized family home on 1000sqm (approx), sure to appeal to a wide range of buyers or if you are simply looking for a quiet country lifestyle!

Upon entry you will appreciate the refreshingly modern updates making this home feel airy, welcoming and bright. This lovely residence features a formal living area with new carpets and downlights making entertaining with family and friends most enjoyable!

The kitchen with an open plan meals and dining area is well appointed with an abundance of space, cupboard storage, underbench dishwasher and upright gas cooktop/oven. A new sink and mixer tap provides fresh rainwater supply from the 3 large tanks.

The master bedroom is a great size with new carpet, large open windows & views out to your cottage garden. Also featuring a large walk in wardrobe with enough space for his and hers! A well appointed two way ensuite/bathroom with heatlamp is for those cold wintery days soaking in your bathtub. Bedrooms 2 & 3 are also sizable, both featuring built in wardrobes, All bedrooms have new ceiling fans for liveability comfort.

The laundry opens out to your own private carpeted indoor/outdoor space. The choice is yours! meditation room, gym, sip your morning cuppa or possibly a new spa with a glass of bubbles in hand!

Stepping outside after a round of billiards maybe from the large carpeted games room you are in for a treat! There is plenty of room to move! The pergola area offers opportunity for alfresco entertaining or big family bbq's. A low maintenance lawn creates an open space for pets or children. For the avid gardener there is an abundance of fruit trees including orange, lemon or pick your own apples! Also with a designated area to consider a herb garden, veggie patch or maybe some chooks for further fresh produce!

There is ample secure parking for your vehicles, a large workshop/2 car garage as well as plentiful room for a caravan or boat!

What we love about this property;

- 2.4m ceilings with downlights throughout
- New carpets (formal & main bed)
- Freshly painted
- Heatlamp in bathroom
- Ceiling fans to all 3 bedrooms
- Ducted evaporative air conditioning throughout for summer comfort
- Reverse cycle heating and cooling to the kitchen/meals area
- Parking for up to 10+ vehicles
- Garden & Workshop shed
- 6.2 x 9.1m (approx) Garage
- Natural gas provisions for additional heating in formal living area
- 4kw Solar
- Irrigated gardens

This appealing town will offer you a beautiful lifestyle. Wander down the main street where popular and mainstream brands are all incredibly close giving you an abundance of choice for your shopping needs. There are great quality schools nearby including St Alberts, Loxton Lutheran, Our Lady of the River and more.

Within a few minutes drive you may visit the beautiful grounds of 'The Pines Historic House & Garden' or the 'Loxton

Historical Village! Sit with your picnic basket on the banks of the River and listen to the rustle of nature. There really is so much to love about this location!

The owner is downsizing and this gorgeous home with many memories is now looking for a new loving family to call home.

Expressions of Interest (closing Monday 9th December 2024 12 midday USP)

For more information or to register your interest contact Celia Kellaway 0408 200 912

Specifications:

CT / 5207/149

Council / Loxton Waikerie

Zoning / Neighbourhood

Built / 1994

Land / 1000sqm (approx)

Council Rates / \$1176.78

SA Water / \$78.60pq (approx.)

ES Levy / \$98.75

RLA 300 185

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