

236I Edwards Road, Loxton North, SA, 5333



House For Sale

Monday, 28 October 2024

236I Edwards Road, Loxton North, SA, 5333

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House



Raphael Liddle
0405005138

Brand New Executive Home

This executive-appointed residence, completed in 2024, is designed to take full advantage of its location. Situated in the Loxton Golf Club land division of Callaway Court, surrounded by blue-chip homes and positioned along the 9th fairway, the home offers an outstanding blueprint of approximately 267m² of living space.

The residence features a contemporary, modern entrance gallery and a substantial living space that includes the kitchen, dining and living areas. Glass sliding doors can open to maximise the entertaining space by bringing the alfresco area in.

The kitchen is beautifully designed with an extensive island bench that can be used as a breakfast bar or service area. Additional features include a butler's pantry, cooktop, dishwasher, and ample storage options.

The generous Master Suite includes a huge walk-in robe, cascading sheer curtains, contemporary en-suite with floor to ceiling tiles, a floating vanity and a shower. Bedrooms two and three also include built in robes. The floor plan cleverly includes a study nook, ideal for those working from home. The theatre/playroom can be used as a private lounge area or converted into a fourth bedroom if needed.

Enjoy the outdoors all year-round on the elevated alfresco area overlooking the lawned yard. Decking runs along the Eastern side of the home with access to the laundry and front gate. Double gates provide convenient access to the rear yard if needed.

The property is designed for low maintenance living, appealing to retirees and first home buyers looking to relax without the hassle of high maintenance properties.

Callaway Court offers a premier locale with a leisurely lifestyle on the Loxton Golf Course. The cul-de-sac court features Blue Chip homes and even includes a "Cart Easement" for easy access to the course.

Located in the highly regarded Loxton Golf Club land division, this exceptional home presents the perfect opportunity to secure a new, modern home. It is less than a 10 minute drive to Loxton town centre and less than 15 minutes to Berri.

Being a new build there is 3 months builders warranty upon handover with Statutory builders warranties on the home.

First Home Buyers Grant & Stamp Duty Exemption: Take full advantage if you are a first home buyer. As a first home buyer you may be eligible for a grant of up to \$15,000 on the purchase of a new residential home in South Australia. There is no property value cap the contract was if the contract was entered into on or after 6 June 2024. You may also be eligible for stamp duty relief or exemption as a first home buyer.

Property Features:

Date Built 2024

Built by Hand Built Homes

Community Titled in group of 10

Ceiling height 2700m

Land Size 578m² (approximately)

Council Rates \$2,312 p/a (approximately)

Heat pump HWS 300lts

Rainwater 5,000 gallon pressure pump to kitchen, laundry & fridge

Anticon blanket insulation to underside of roof sheeting

Fully insulated external walls and ceilings

Rainwater and Sa Water domestic supply

Ceiling fans in some rooms

Soft close drawers
Led downlights to all rooms
Reverse Cycle ducted and zoned air-conditioning
B & D panel lift door with 2 x hand transmitters
Exposed aggregate paths and driveways
Fully landscaped gardens with automatic controller
Gates to both sides and rear access gate- all key lockable
Modwood deck and verandah
Gainsborough Trilocks keyed alike to all doors
Invisiguard screen doors to the living sliding and laundry door
Locks to all windows
Built in robes and mirror doors to Bedrooms 2 and 3
Vinyl flooring and carpet to all bedrooms with decent underlay
House built fully with treated timber frames and roof trusses.
Fully reticulated Homeguard whiteant treatment system.
Fold down duo clothes line under cover
Rear LED spot light
Sensor lights to pantry
Full bottom and perimeter door seals to all external hinged doors.