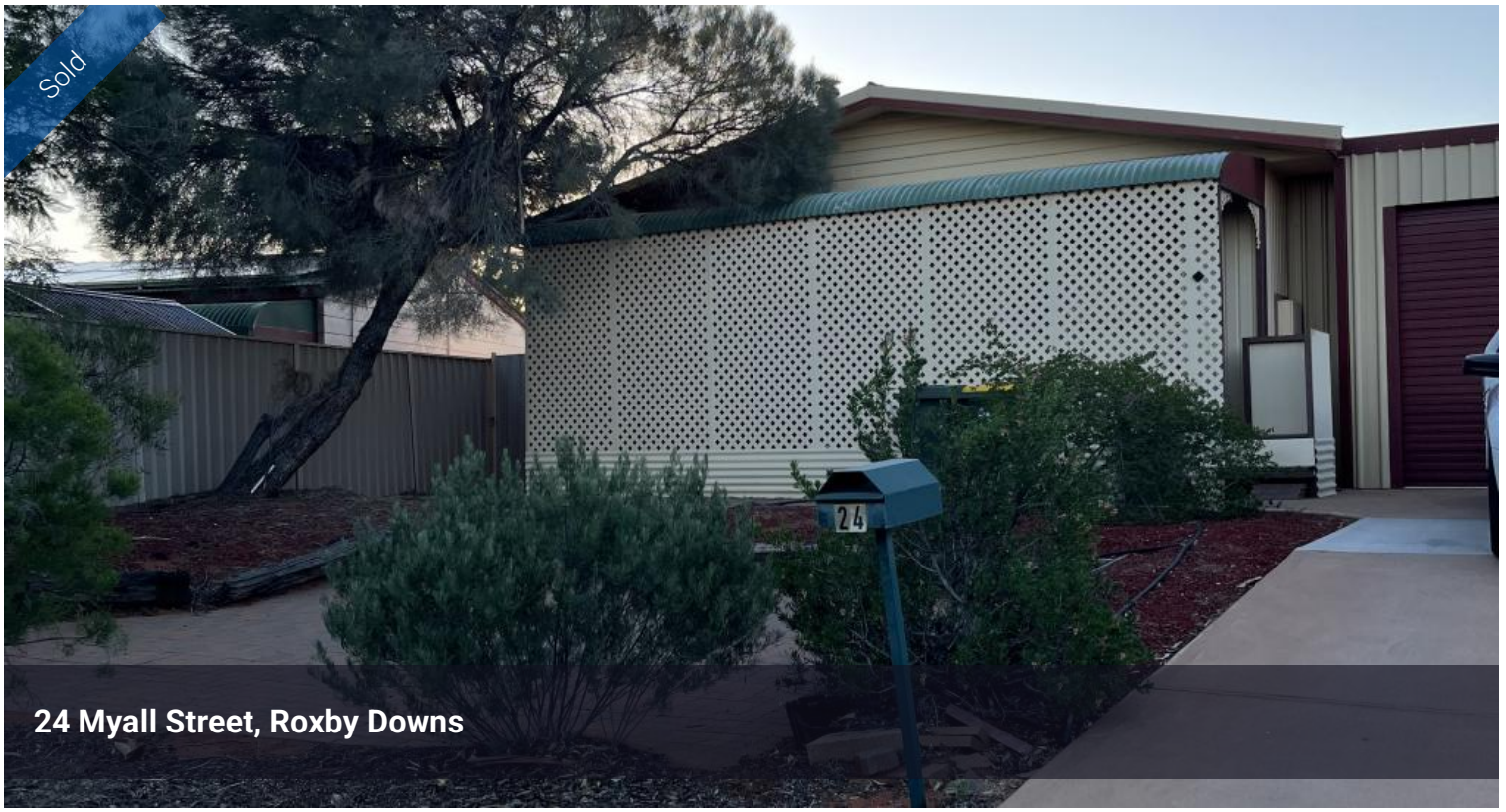
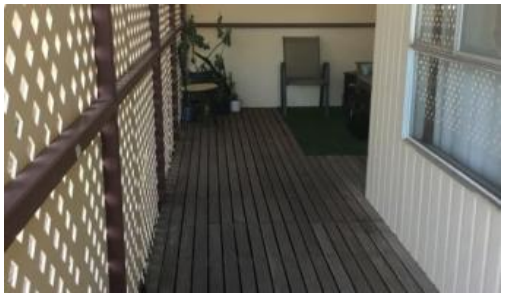








OPTIONS & OPPORTUNITY

3 1 4

Whether you're stepping into the market for the first time, expanding your investment portfolio, or searching for a home with solid rental return—this property delivers versatility, comfort, and value.

Ideally located within walking distance to shopping, schools, and recreational facilities, this well-positioned property is a standout opportunity for the savvy investors or first-home buyer.

The home features three generously sized bedrooms, all centrally located around the main bathroom. A semi-open plan design connects the living, dining, and kitchen areas, enhanced by polished timber floors that add warmth and character. The well-appointed timber kitchen includes a flat-top cooktop, under-bench oven, and dishwasher—ideal for everyday use and entertaining alike.

Comfort is ensured year-round with air conditioning, a combustion heater, and ceiling fans throughout. Outside, enjoy a low-maintenance yard, a spacious outdoor living area, and a large shed offering excellent storage or workspace options. The double carport under the main roof provides convenient and secure parking.

Don’t miss your chance to secure this home in a sought-after location—perfect

Price	SOLD for $210,000
Property Type	Residential
Property ID	11240

Agent Details

Lorraine Aubrey - 0488 444 112

Office Details

Roxby Downs
7 Arcoona St Roxby Downs, SA, 5725
Australia
08 8671 2023

WARDLE Co. Real Estate

to move in, rent out, or make your own.

Currently leased until June 2026
Gross rental yield: 8.71%

Property Specifications:

CT - 5420/772

Council - Roxby Downs

GN (General Neighborhood)
Built - 1960
Land - 689m2 (approx.)
Council Rates - $684.10 (approx) per quarter
ELA - $67.35 annual approx.

** SMS/MMS OFFERS NOT ACCEPTED. **

Disclaimer 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice.

RLA 228106

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.