

Under Contract



30 Tiliqua Cres, Roxby Downs



A Smart Investment!

Currently lease unit June 2026. With a gross rental yield of 8.24%

Whether you're searching for the perfect family home or a valuable addition to your investment portfolio, this neat and tidy property delivers on both comfort and potential.

Step inside to discover generous living spaces, including a spacious lounge and a well-appointed kitchen that seamlessly connects to the dining area — all overlooking a sparkling inground saltwater pool. Entertain in style with a fully covered all-weather outdoor living area or relax on the elevated deck with a glass of wine or a cold beer while the kids splash in the pool.

Property Features:

- 3 generously sized bedrooms with built-in robes
- Split-system heating and cooling in every room for year-round comfort
- Inground saltwater swimming pool
- Garden shed providing convenient extra storage

Don't miss your chance to secure this fantastic opportunity. **Contact Lorraine today** to arrange your private inspection

3 1 3 669 m2

Price	\$260,000
Property Type	Residential
Property ID	11250
Land Area	669 m2

Agent Details

Lorraine Aubrey - 0488 444 112

Office Details

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



You won't be disappointed

Property Specifications:

CT - 5577/338

Council - Roxby Downs

GN (General Neighborhood)

Built - 1998

Land - 669m²(approx.)

Council Rates - \$733.00 per quarter (approx.)

Emergency Services Levy - \$79.00.pa (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.

RLA228106

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.