







# **GREAT LOCATION, GREAT PRICE - 3 BEDROOM HOME**

Well-maintained three-bedroom residence conveniently located within walking distance to shopping and essential services, offering generously sized bedrooms, a large living room, an open-plan dining area, a tidy kitchen, a clean bathroom, a laundry room, and a separate toilet. The property includes ducted evaporative air conditioning, a carport, a veranda, storage sheds, and low-maintenance yards.

Currently leased to 21/11/2026 please call Lorraine for leasing details.

CT - 584/279

Council - Roxby Downs

- GN (General Neighborhood)
- Built 1988
- Land 892m2 (approx.)
- Council Rates \$599.98 per quarter (approx)
- ELA \$67.35
- Sewage charge \$254.66 per quarter.



Price \$225,000
Property Type Residential
Property ID 11470

## **Agent Details**

Lorraine Aubrey - 0488 444 112

## **Office Details**

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



## \*\* 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

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