



48 Tiliqua Cres, Roxby Downs



AFFORDABLE

🛏 4 🚿 1 🚗 6

Why You'll Love It:

- **Versatile Living Spaces** – Enjoy three spacious living zones with the potential for a fourth, offering flexibility for growing families, guests, or home office needs.
- **Contemporary Timber Kitchen** – Well-appointed with ample bench and cupboard space, plus a convenient dishwasher.
- **Four Generous Bedrooms** – Each bedroom includes built-in robes, while the master suite boasts a walk-in robe and direct access to a shared master bathroom with a luxurious corner spa bath.
- **Secure Double Carport A** lock-up double carport provides peace of mind, and the additional shed conversion overlooking the pool serves perfectly as a studio, retreat, or creative space.
- **Year-Round Entertaining** – Enjoy the large, covered outdoor living area that overlooks a fully fenced, in-ground saltwater pool and private yard. Low-maintenance gardens complete the ideal setting for relaxed unforgettable gatherings.

Price \$299,000
Property Type Residential
Property ID 11527

Agent Details

Lorraine Aubrey - 0488 444 112

Office Details

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



Property Specifications:

- **Certificate of Title:** 5590/989
- **Council:** Roxby Downs
- **Zoning:** GN (General Neighborhood)
- **Year Built:** 2004
- **Land Size:** 706m² (approx.)
- **Council Rates:** \$867.00 per quarter (approx.)
- **ELA:** \$70.25 annually (approx.)

☒ For your private inspection, please contact Lorraine on 0488 444 112

** 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.