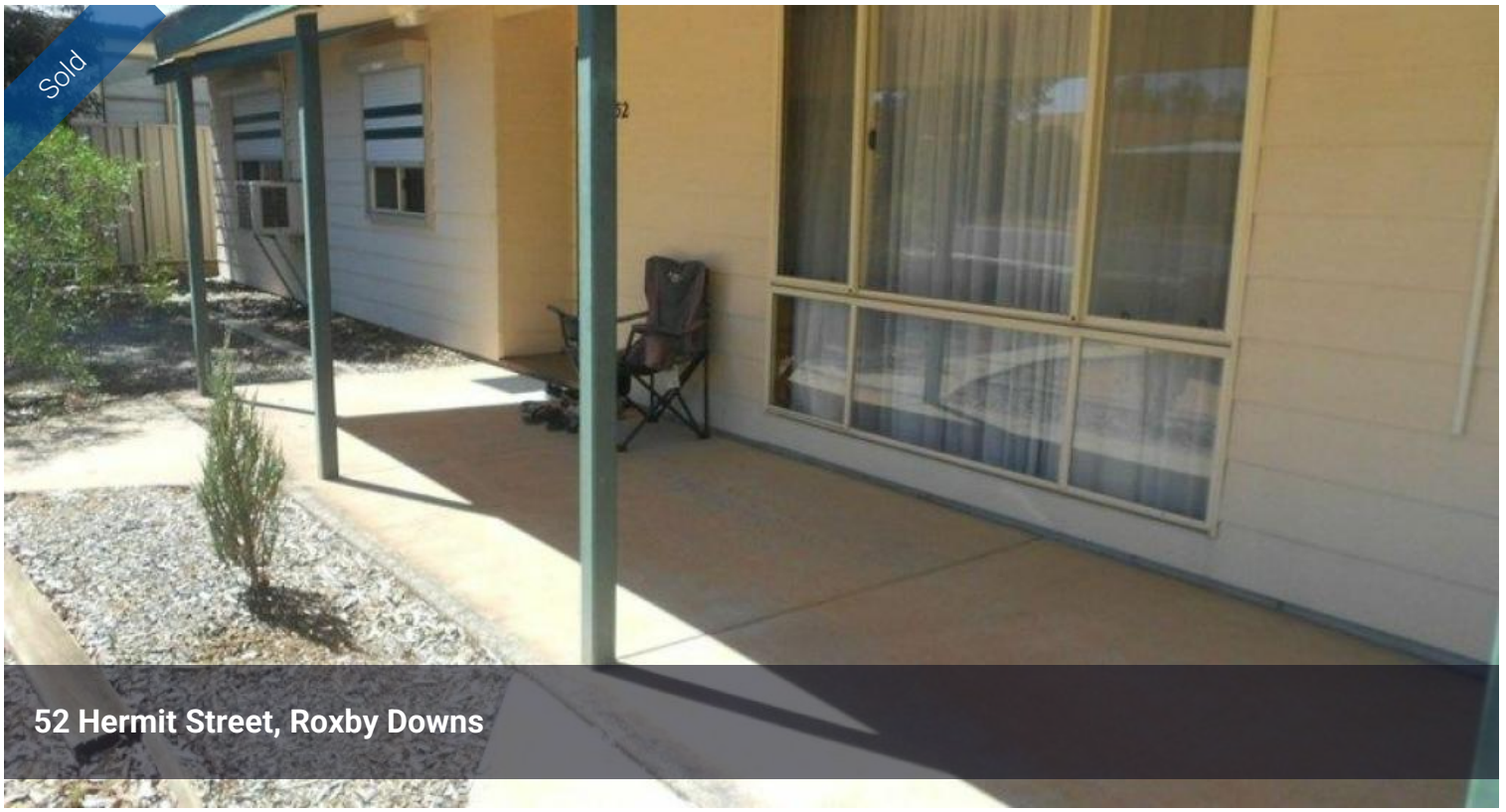








INVESTMENT OPPORTUNITY

3 1

Price SOLD for $239,000
Property Type Residential
Property ID 11534

Agent Details

Lorraine Aubrey - 0488 444 112

Office Details

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

Tidy 3-Bedroom Family Home

This well-maintained family home offers comfort, functionality, and year-round enjoyment.

- **Three spacious bedrooms**, all with built-in robes
- **Central bathroom** easily accessible from all bedrooms
- **Formal living room** for relaxation or entertaining
- **Eat-in kitchen** with ample space for casual dining
- **Ducted air conditioning** plus additional wall air conditioners in the living room and master bedroom for added comfort
- **Rolla shutters** for privacy and security
- **Outdoor all-weather living area**, perfect for entertaining in any season
- **Saltwater swimming pool** for summer enjoyment
- **Low-maintenance garden** for easy upkeep

This home is ideal for families looking for comfort and convenience or an

excellent addition to your investment port polio.

Currently lease to a local company unit 24/04/2026. Please call for lease details.

 Gross Rental Yield: 8.45%

Property Specifications:

- **Certificate of Title:** 586/04
- **Council:** Roxby Downs
- **Zoning:** GN (General Neighborhood)
- **Year Built:** 1987
- **Land Size:** 758m² (approx.)
- **Council Rates:** $2251.37 per year (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

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.