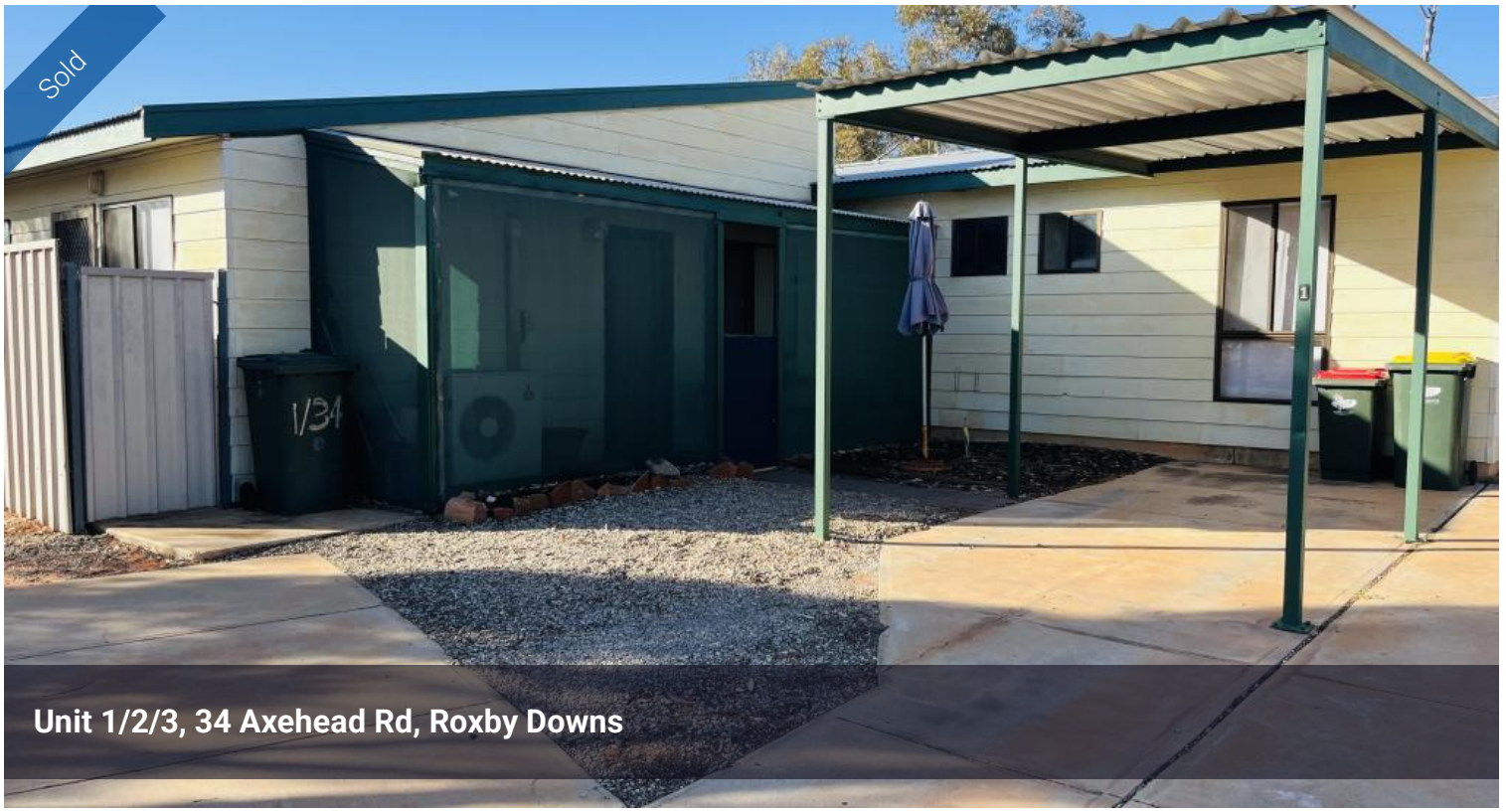









## Triple Income Stream — Three Units on One Title

Rare Roxby Downs Investment – Three Units, One Smart Purchase

An exceptional opportunity to secure a high-performing triplex investment in the heart of Roxby Downs. Offering flexibility, strong rental appeal, and multiple income streams, this property is perfectly suited to investors or owner-occupiers looking to maximize returns.

Comprising three self-contained duplex units on individual titles, all currently leased, this property provides immediate rental income with the future option to occupy one unit while leasing the remaining two.

Located in one of South Australia's most resilient mining communities, 34 Axehead Road presents a rare opportunity to secure a versatile property with genuine passive income potential.

Duplex 1 – Comfortable & Functional Living

Fully furnished (bed excluded), this well-maintained unit offers practical, low-maintenance living.

- Open-plan living and dining area
- Functional kitchen with generous bench space and ample storage
- Two well-sized bedrooms with built-in wardrobes
- Combined bathroom and laundry

6 3 5

| | |
|---|---|
| **Price** | SOLD for $390,000 |
| **Property Type** | Residential |
| **Property ID** | 11596 |

### Agent Details

Lorraine Aubrey - 0488 444 112

### Office Details

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

- Separate toilet
- Low-maintenance rear yard
- Front entry area with room for a small outdoor setting
- Split-system reverse-cycle air conditioning

**Lease Expiry:** 15/09/2026
**Tenant in place since:** 16/09/2019

Duplex 2 – Easy-Care Investment

A fully furnished unit (bed excluded) with a practical layout designed for comfortable everyday living.

- Open-plan living, dining, and kitchen area
- Two bedrooms with built-in wardrobes
- Combined bathroom and laundry
- Separate toilet
- Outdoor entertaining area
- Easy-care backyard
- Split-system reverse-cycle air conditioning

**Lease Expiry:** 22/11/2026

Duplex 3 – Updated & Well Presented

A neat and tidy duplex featuring recent cosmetic upgrades for added appeal.

- Freshly painted living area
- New blinds to bedrooms and kitchen
- Open-plan living layout
- Two bedrooms with built-in wardrobes
- Combined bathroom and laundry
- Separate toilet
- Low-maintenance backyard
- Paved rear outdoor area
- Split-system reverse-cycle air conditioning

**Lease Expiry:** 16/09/2026

Additional Features

- Three-section carport with ample off-street parking
- All units currently leased
- Excellent dual-occupancy or multi-income investment opportunity
- Option to live in one and lease the remaining two
- No body corporate fees

Property Details

- **Certificates of Title:** 6105/309, 6105/310 & 6105/311
- **Council:** Roxby Downs
- **Zoning:** GN – General Neighbourhood
- **Year Built:** 1989

- **Land Size:** Approx. 500.2m²
- **Council Rates:** Approx. $517 per quarter, per unit
- **Emergency Services Levy:** Approx. $64 annually, per unit

Why Invest in Roxby Downs?

The local economy is underpinned by BHP and the world-renowned Olympic Dam Mine — one of the world's largest uranium and copper mining operations. This creates consistent demand for quality rental accommodation and provides strong long-term investment fundamentals.

Investors and owner-occupiers alike should take note — opportunities like this are rarely offered to the market.

 Contact our office today for full lease details or to arrange your inspection.

** 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**

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