



Unit 1/2/3, 34 Axehead Rd, Roxby Downs



## Let Your Investment Pay for Itself!

This outstanding **triplex opportunity** offers the perfect blend of **flexibility, convenience, and strong income potential**. Whether you're a **savvy investor** or a homeowner looking to **offset your mortgage with rental income**, this property delivers.

All **three duplex units are currently leased**, but there is the **option to occupy one and lease out the remaining two**—making it a **smart and versatile investment** in a highly sought-after location.

### ☒ Duplex 1 – Features

This fully furnished unit (bed not included) is designed for **comfortable, low-maintenance living**, making it an ideal option for both tenants and investors.

- Open-plan living area – perfect for relaxed living and entertaining
- Kitchen with generous bench space and ample storage
- Two well-sized bedrooms with built-in wardrobes
- Combined bathroom and laundry for everyday convenience
- Separate toilet for added practicality

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**Price** \$410,000  
**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



- Low-maintenance backyard
- Front entry space with room for a small table and chairs
- Wall split reverse-cycle air conditioning in the living area

**Lease End Date:** 15/09/2026

**Tenant in place since:** 16/09/2019

### ☒ Duplex 2 – Features

A fully furnished unit (bed not included) with a **functional, comfortable layout** suited for easy living.

- Open-plan living, dining, and kitchen area
- Two well-sized bedrooms with built-in wardrobes
- Combined bathroom and laundry
- Separate toilet
- Outdoor living area
- Easy-care backyard
- Wall split reverse-cycle air conditioning in the living area

**Lease End Date:** 22/11/2026

### ☒ Duplex 3 – Features & Upgrades

A neat and tidy duplex with **modern upgrades** to enhance style and comfort.

- Freshly painted living area
- New blinds in bedrooms and kitchen
- Open-plan living layout
- Two well-sized bedrooms with built-in wardrobes
- Combined bathroom and laundry
- Separate toilet
- Low-maintenance backyard
- Paved rear outdoor area – ideal for a small table and chairs
- Wall split reverse-cycle air conditioning in the living area

**Lease End Date:** 16/06/2026

### ☒ Additional Highlights

- **3-section carport** with ample parking
- Ideal for **dual occupancy** or a **multi-income investment**
- All units currently **leased**

- **Live in one, rent the others** – maximise your return.

#### ☒ **Property Details**

- **Certificate of Title:** 6105/309, 6105/310, 6105/311
- **Council:** Roxby Downs
- **Zoning:** GN (General Neighbourhood)
- **Year Built:** 1989
- **Land Size:** 500.2m<sup>2</sup> (approx.)
- **Council Rates:** \$517.00 per quarter, per unit (approx.)
- **Emergency Levy (ELA):** \$64.00 annually, per unit (approx.)
- **"Please note that there are no body corporate fees associated with the duplexes.**
- **Investor Highlights:**
  - Consistent tenant demand from the mining sector workforce
  - Proposed **Olympic Dam expansion (2027)** set to boost jobs, infrastructure, and long-term growth

☒ **Contact our office today** for full lease details and to arrange a viewing. Don't miss this exceptional investment opportunity in a quiet, well-established location!

\*\* SMS/MMS OFFERS NOT ACCEPTED. \*\*

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