







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



Price \$425,000
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: 16/12/2025

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 returns
- Approx. Gross Rental Yield on asking price: 10.01%

Property Details

• Certificate of Title: 6105/309, 6105/310, 6105/311

• Council: Roxby Downs

• **Zoning:** GN (General Neighbourhood)

• Year Built: 1989

• Land Size: 500.2m² (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.

■ 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. **

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.