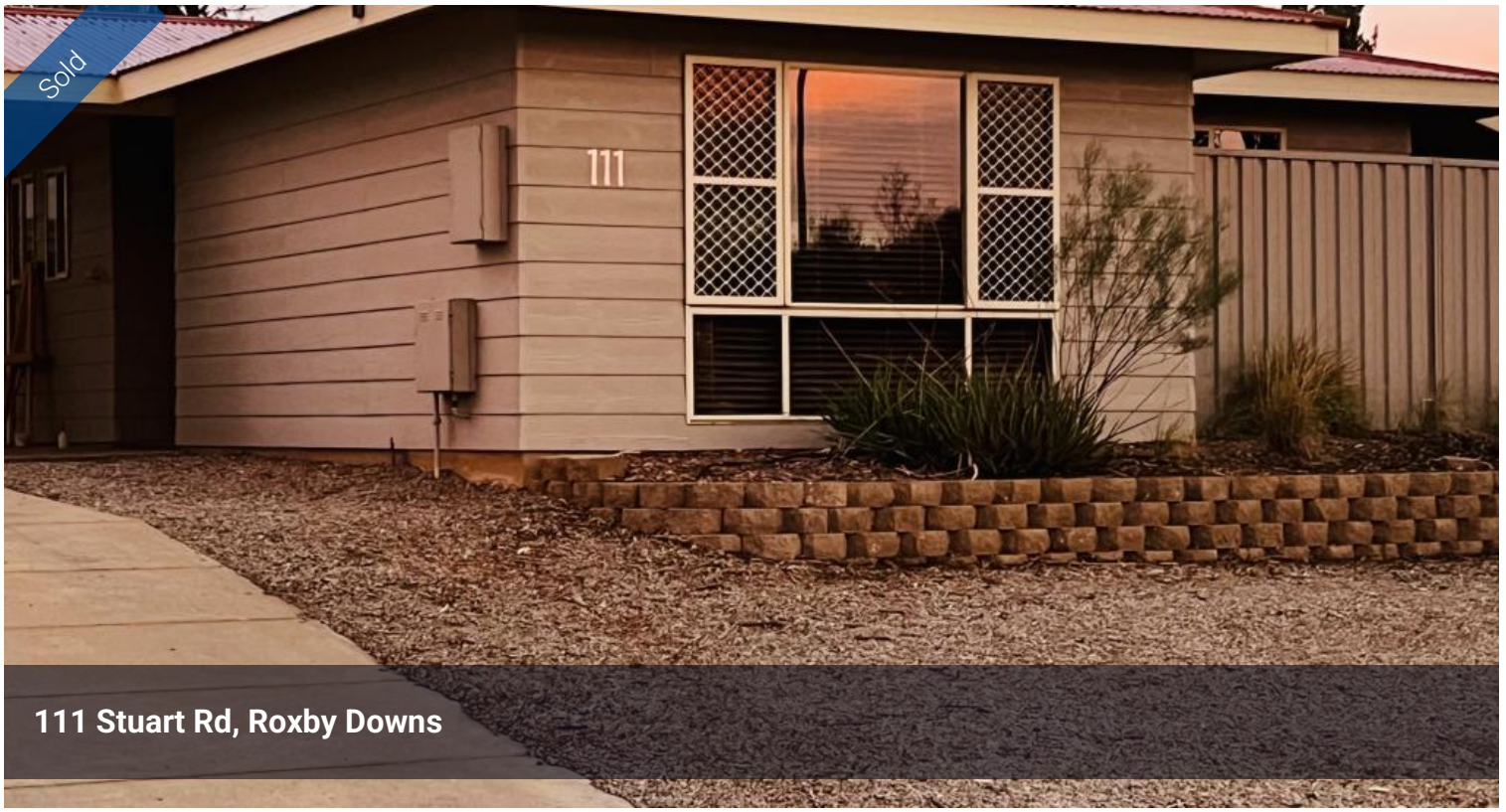








Ideal Family Home or Investment Opportunity

3 1 6

Price	SOLD for $250,000
Property Type	Residential
Property ID	11634

Whether you're seeking the perfect family home or a valuable addition to your investment portfolio, this neat and tidy residence offers both comfort and potential.

Step inside to discover generous living spaces, including a spacious lounge and a well-appointed kitchen/dining. The home features three generously sized bedrooms, a central master bathroom, a separate toilet, and a functional laundry room.

Comfort is assured year-round with ducted evaporative air conditioning, gas heating in the living area, and a reverse-cycle air conditioner in the master robed bedroom. The carport under the main roof adds convenience, while the semi-enclosed outdoor living area is ideal for entertaining guests.

Out the back, you'll find **two quality sheds** — one of them large enough to delight any tradie Mum or Dad, offering ample space for tools, storage, or weekend projects. Easy-care front and rear yards complete the package.

Agent Details

Lorraine Aubrey - 0488 444 112

Office Details

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

WARDLE Co. Real Estate

Situated within walking distance to shops and essential services, the property also boasts low-maintenance yards, making it an easy-care option for families and investors alike.

- **Additional Information:**
  - **Certificate of Title:** CT 5140/487
  - **Council:** Roxby Downs
  - **Zoning:** GN – General Neighborhood
  - **Year Built:** 1988
  - **Land Size:** 821m² (approx.)
  - **Council Rates:** $741.00 per quarter (approx.)
  - **Emergency Services Levy (ELA):** $67.35
- ** 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.