

Sold



111 Stuart Rd, Roxby Downs



## Ideal Family Home or Investment Opportunity

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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.

**Price** SOLD for \$250,000

**Property Type** Residential

**Property ID** 11634

### Agent Details

Lorraine Aubrey - 0488 444 112

### Office Details

Roxby Downs

7 Arcoona St Roxby Downs, SA, 5725  
Australia

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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:** 821m<sup>2</sup> (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.

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