

49B Maireana Cct, Roxby Downs







Price Adjustment

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This spacious courtyard home presents an exciting opportunity for buyers looking to add their own style and create something special.

Offering generous proportions throughout, the home features two separate living zones, providing flexibility for both formal entertaining and relaxed family living. The light-filled open-plan living and dining area forms the heart of the home, while the functional kitchen offers plenty of scope to update and personalize.

Accommodation includes four bedrooms, with built-in robes. The main bedroom enjoys convenient two-way access to the family bathroom, creating a practical ensuite-style arrangement for everyday comfort.

Year-round comfort is assured with ducted evaporative air conditioning throughout, complemented by a reverse-cycle split system in the living area.

Step outside to discover a shaded entertaining area, ideal for hosting family and friends, while the tidy, low-maintenance gardens and lawn provide a safe space for children and pets to enjoy.

Whether you're a first-home buyer ready to renovate, an investor seeking value, or someone looking for a project with enormous potential, this property offers

Price	$220,000
Property Type	Residential
Property ID	11786

Agent Details

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Office Details

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the perfect blank canvas to transform into your dream home.

Key Features:

- Four bedrooms, three with built-in robes
- Two separate living areas for flexible family living
- Functional kitchen with scope to modernize
- Brand new flooring though out
- Two-way family bathroom with direct access from the main bedroom
- Ducted evaporative air conditioning throughout
- Reverse-cycle split system in the main living area
- Shaded outdoor entertaining area
- Storage sheds
- Low-maintenance garden
- Outstanding opportunity and value

Property Specifications:

- **Certificate of Title: 5594/893**
- **Strata Levie: Quarterly Admin/Sinking Levy $185.16**
- **Council:** Roxby Downs
- **Zoning:** GN (General Neighborhood)
- **Year Built:** 1998
- **Land Size:** 476m² (approx.)
- **Council Rates: $731.00** per quarter (approx.)
- **ELA:** $63.30 annually (approx.)

** SMS/MMS OFFERS NOT ACCEPTED. **

Why Roxby Downs? The town's economy is anchored by BHP's Olympic Dam operation — one of the world's largest uranium and copper mines — providing consistent demand for quality rental accommodation and strong long-term fundamentals for property investors.

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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