

Just Listed



49B Maireana Cct, Roxby Downs



SMART INVESTMENT

4 1 6

Price \$220,000
Property Type Residential
Property ID 11786

Agent Details

Lorraine Aubrey - 0488 444 112

Office Details

Roxby Downs
7 Arcoona St Roxby Downs, SA, 5725
Australia
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Spacious Family Living with Two Living Zones

This tidy courtyard offers plenty of space for the small family, featuring both formal and casual living areas to suit every occasion. With four bedrooms, including three complete with built-in robes, there's room for everyone to enjoy comfort and privacy.

Stay comfortable year-round with ducted evaporative air conditioning and a split system in the main living area. Step outside and enjoy the undercover outdoor living space, perfect for entertaining family and friends.

The tidy, low-maintenance garden with a patch of lawn provides a safe and enjoyable space for children or pets to play.

Ideal for family living or as a smart investment.

Currently leased until 29/05/2026, returning a gross rental yield of 9.22% at the asking price.

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Real Estate

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. **

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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