

Unit 6, 6-8 Kennebery St, Roxby Downs







Fantastic Investment Opportunity

1 1

A rare chance to secure one of Roxby's best-known fully furnished studio apartments.
Featuring a practical cooking area, separate toilet, shower cubicle, and laundry space, this apartment is designed for low-maintenance living. Comfort is assured with air conditioning, and it comes partly furnished with a fridge, washer, and bed.

Currently leased until 11/06/2027.

Additional features include uncovered parking for one car.

Ideally positioned within walking distance to the CBD, this property presents an excellent opportunity for astute investors

Property Specifications

- **CT:** 6050/317
- **Council:** Roxby Downs
- **Zoning:** General Neighborhood (GN)
- **Year Built:** 1989

Price	$145,000
Property Type	Residential
Property ID	11796

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

- **Building Size:** 28m² (approx.)
- **Council Rates:** $560.00 per quarter (approx.)
- **Body Corporate:** $559.65 per quarter
- **Emergency Levy (ELA):** $67.00 annually (approx.)

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.

** 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.