



**Unit 6, 6-8 Kennebery St, Roxby Downs**



## Fantastic Investment Opportunity

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.

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
- **Land Size:** 48m<sup>2</sup> (approx.)

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<b>Price</b>	\$145,000
<b>Property Type</b>	Residential
<b>Property ID</b>	11796

### Agent Details

Lorraine Aubrey - 0488 444 112

### Office Details

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



- **Building Size:** 28m<sup>2</sup> (approx.)
- **Council Rates:** \$490.00 per quarter (approx.)
- **Body Corporate:** \$559.65 per quarter
- **Emergency Levy (ELA):** \$67.00 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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