



4C Cacatua Close, Roxby Downs



SMART INVESTMENT OPPORTUNITY

Spacious Small Family Living with Two Living Zones

This well-presented courtyard home offers plenty of room for the small family, featuring both formal and casual living areas to suit every occasion. With **3 bedrooms, each complete with built-in robes**, there's ample space for comfort and privacy.

Stay comfortable year-round with ducted evaporative air conditioning. Step outside to the undercover outdoor entertaining area – the perfect setting for family gatherings and weekend BBQs.

An ideal choice for small family living or as a **smart investment opportunity**.

Currently leased please contact the agent for lease details.

Property Specifications

- **Certificate of Title:** 5598/374
- **Type:** Courtyard (Community Title)
- **Strata Levies:** \$338.01 quarterly (Admin & Sinking Fund)
- **Council:** Roxby Downs
- **Zoning:** GN (General Neighborhood)

 3  1  3

Price \$215,000
Property Type Residential
Property ID 11818

Agent Details

Lorraine Aubrey - 0488 444 112

Office Details

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



- **Year Built:** 1998
- **Land Size:** 476m² (approx.)
- **Council Rates:** \$677.00 per quarter (approx.)
- **Emergency Levy (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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