

Unit 9, 45-47 Stuart Rd, Roxby Downs







Modern Executive Living in a Sustainable, Award-Nominated Development

Built by Rivergum Homes, this small, thoughtfully designed development has been recognised with nominations for both HIA and MBA medium-density awards, celebrating excellence in environmentally sustainable “green” construction and modern living.

These fully furnished, executive-style 2-bedroom apartments deliver a lifestyle of comfort, convenience, and low maintenance. The well-considered open-plan design seamlessly integrates the living, dining, and kitchen areas, creating a spacious and functional hub for everyday living.

Additional features include a discreet European-style concealed laundry, a modern central bathroom, and reverse-cycle air-conditioning throughout all rooms for year-round comfort. Step outside to a private courtyard—perfect for relaxing or entertaining guests in a low-maintenance outdoor setting.

Currently leased until 05/11/2026, the property offers immediate rental income and a strong investment opportunity.

Ideal as a set-and-forget investment or a stylish future home, this property combines modern design, sustainability, and long-term value.

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Price	$170,000
Property Type	Residential
Property ID	11821

Agent Details

Lorraine Aubrey - 0488 444 112

Office Details

Roxby Downs
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WARDLE Co. Real Estate

Property Specifications

- Certificate of Title: 6023/620
- Type: Ground floor home unit in a multi-storey block
- Year Built: 2007
- Land Size: 157.81m² (approx.)
- Building Size: 71m²
- Council: Roxby Downs
- Zoning: GN (General Neighbourhood)

Outgoings

- Council Rates: $677 per quarter (approx.)
- Strata Levies: $398 per quarter (admin & sinking fund)
- Emergency Levy (ELA): $67 per annum (approx.)
- Roof Fund Special Levy Loan Repayment: $706.00 per quarter (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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