







\$200,000

11821

Residential

**1** 2 **1** 1 **1** 2

**Property Type** 

**Agent Details** 

Office Details

**Property ID** 

## **Executive Living with Award-Winning Design**

This small development, built by Rivergum Homes, has been nominated for two medium-density awards (HIA & MBA) for excellence in environmentally friendly "green" construction and living.

These modern, furnished executive-style **2-bedroom apartments** offer a lowmaintenance and convenient lifestyle. The open-plan design seamlessly combines the living, dining, and kitchen areas, while additional features include a concealed European-style laundry, a modern central bathroom, and reversecycle air-conditioning to all rooms. Outdoor living is also well catered for with a private courtyard, perfect for entertaining.

Currently leased until **30/01/2026**, the property provides a **solid rental return** with a gross rental yield of 8.71% at the asking price.

**Price** 

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

Lorraine Aubrey - 0488 444 112



Modern, sustainable, and low-maintenance – the perfect addition to your investment portfolio, or a stylish home for the future.

## **Property Specifications**

• Certificate of Title: 6023/620

• Type: GROUND FLOOR HOME UNIT IN A MULTI-STOREY BLOCK

• Strata Levies: \$398.00 quarterly (Admin & Sinking Fund)

• Council: Roxby Downs

• **Zoning:** GN (General Neighborhood)

• **Year Built:** 2007

• **Land Size:** 157.81m² (approx.)

• Building Size 71m2

• Council Rates: \$677.00 per quarter (approx.)

• 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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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.