









Tidy 4-Bedroom, 2-Bathroom Family Home

This well-maintained family home offers comfort, functionality, and year-round enjoyment.

## Features include:

- Four spacious bedrooms, all with built-in robes
- Master bedroom with en-suite
- Central bathroom easily accessible to all other bedrooms
- Formal living room for relaxation or entertaining
- Functional eat-in kitchen with adjoining family area for casual living
- Ducted evaporative air conditioning for comfort during warmer months
- Outdoor all-weather entertaining area, perfect for year-round gatherings
- Low-maintenance garden providing easy upkeep and plenty of space for the kids to enjoy

This home is ideal for families seeking comfort and convenience or investors



Price \$240,000
Property Type Residential
Property ID 11828

## **Agent Details**

Lorraine Aubrey - 0488 444 112

## **Office Details**

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



looking for a strong addition to their portfolio – don't miss this opportunity!

This property is ideal for families seeking comfort and convenience or investors looking for a strong return.

Currently leased until 23/08/2026 - please call for full lease details.

**Gross Rental Yield:** 8.67% (at asking price)

## **Property Specifications:**

• Certificate of Title: 5698/958

• Council: Roxby Downs

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

• **Year Built:** 1999

• Land Size: 668m² (approx.)

• Council Rates: \$767.00 per quarter (approx.)

• **ELA:** \$70.25 annually (approx.)

For your private inspection, please contact Lorraine on 0488 444 112

\*\* SMS/MMS OFFERS NOT ACCEPTED. \*\*

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RLA 228106

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