







# STRONG INVESTMENT

High-Return Investment Opportunity in Roxby Downs

A rare chance to secure a well-maintained **2-bedroom unit** offering **strong** rental returns and excellent growth potential.

□ Currently rented at \$300 per week — approx. 9% gross yield

Please contact the office for lease details.

#### Features include:

- Two bedrooms with built-in robes
- Spacious open-plan living and dining area
- Central bathroom
- Ducted evaporative air-conditioning plus wall heater
- Low-maintenance outdoor space



Price \$180,000
Property Type Residential
Property ID 11866

# **Agent Details**

Lorraine Aubrey - 0488 444 112

### Office Details

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



• Single carport

### **Investor Highlights:**

- Consistent tenant demand from the mining sector workforce
- Proposed Olympic Dam expansion (2027) set to boost jobs, infrastructure, and long-term growth
- Conveniently located within walking distance to Woolworths, the tavern, medical center, and community hub

■ Call Lorraine on 0488 444 112 today to secure this high-yield investment in the heart of Roxby Downs.

## **Property Specifications**

• Certificate of Title: 5063/772

• Type: GROUND FLOOR HOME UNIT

• **Strata Levies:** \$604.00 quarterly (Admin, Sinking Fund & Utilities Contribution (water))

• Council: Roxby Downs

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

• Year Built: 1998

• **Land Size:** 157.72m<sup>2</sup> (approx.)

• Building Size 93m2

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

• Emergency Levy (ELA): \$58.05 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

### RLA228106

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