







PEACEFUL LIFESTYLE LIVING

3 2 9

Perfectly positioned at the top end of Tiliqua Crescent, this lifestyle property offers privacy, comfort, and a relaxed way of living. Designed for those who value space and tranquility, this home is ideal for families or anyone seeking a private retreat.

Key Features:

- **Three spacious living zones** – offering versatility for entertaining or quiet relaxation.
- **Three bedrooms**, all with built-in robes; master suite features a walk-in robe and ensuite.
- **Main 3-way bathroom** for everyday convenience.
- **Split-system reverse-cycle air conditioning** in every room plus **ducted evaporative cooling** throughout for year-round comfort.
- **10kW solar system** to help reduce energy costs.
- **Security system** for peace of mind.
- **All-weather outdoor living area** complete with BBQ and wood heater –

Price	SOLD for $470,000
Property Type	Residential
Property ID	11905

Agent Details

Lorraine Aubrey - 0488 444 112

Office Details

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

WARDLE Co. Real Estate

perfect for gatherings.

- **Private spa** to unwind after a long day.

Property Details:

- **Certificate of Title:** 5990/658
- **Council:** Roxby Downs
- **Zoning:** GN (General Neighbourhood)
- **Year Built:** 2008
- **Land Size:** 715m² (approx.)
- **Council Rates:** $978.00 per quarter (approx.)
- **ELA:** $66.00 per annum

Private inspections only
Note: SMS/MMS offers will not be accepted.

Currently leased unit February 2027 - returning a gross rental yield of 6.76% asking price.

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

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.