

3, 30 Burgoyne Street, Roxby Downs







FANTASTIC 4 BEDROOM HOME GREAT LOCATION!!

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Perfectly positioned in a convenient pocket of Roxby Downs, this well-presented home is just a short stroll to shopping, local amenities, schools, the hospital, and the pool — making it an ideal choice for families, professionals, or investors alike.

Offering flexible and functional living with generous open-plan space, this property delivers comfort, practicality, and strong investment appeal with a secure lease already in place.

Home Features

- Four bedrooms in total
- Master bedroom with walk-in robe and direct access to a spacious modern two-way bathroom
- Two-way bathroom with separate vanity area and separate toilet
- Bedrooms 2 and 3 with free standing robes
- Front bedroom ideal as a second living area or media room with second TV outlet

Price	$240,000
Property Type	Residential
Property ID	12130

Agent Details

Lorraine Aubrey - 0488 444 112

Office Details

Roxby Downs
7 Arcoona St Roxby Downs, SA, 5725
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WARDLE Co. Real Estate

- Spacious open-plan living and dining area
- Neat, well-appointed kitchen with ample cupboard space and dishwasher
- Ducted evaporative air conditioning throughout
- Wall reverse-cycle air conditioning in the main living area

Outdoor Features

- Carport under the main roof
- Outdoor entertaining areas
- Low-maintenance grounds

Investment Details

- Currently leased until **March 2027** — ready-made investment opportunity
- Tenant pays all water usage and supply charges

Property Details

- Certificate of Title: 5485/555
- Council: Roxby Downs
- Zoning: GN (General Neighborhood)
- Year Built: 1998
- Land Size: 442m² (approx.)
- Building Area: 118m² (approx.)
- Council Rates: $712.00 per quarter (approx.)
- Body Corporate & Sinking Fund: $347.00 per quarter (approx.)
- ELA: $63.00 per annum
- Sewerage Supply Charge: $254.66 per quarter

Inspection & Offers

- Private inspections only
- SMS/MMS offers will not be accepted

⚠️ Disclaimer

All information provided has been obtained from sources believed to be accurate; however, no guarantee is given as to its accuracy and no liability is accepted for any errors or omissions (including but not limited to land size, floor plans, building age, and condition). Interested parties should make their own enquiries and obtain independent legal and financial advice.

RLA 228106

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