

Sold



6A Morethia Court, Roxby Downs



Spacious Family Home with Multiple Living Areas

🛏 3 🚿 1 🚗 5

This well-presented courtyard home offers plenty of space and flexibility for comfortable family living. Featuring **three separate living zones** – formal living, open plan family/dining/kitchen, and an outdoor entertaining area – there is room for everyone to relax and enjoy.

The **kitchen is well equipped with a dishwasher**, generous bench space, and plenty of storage, making it ideal for everyday cooking and entertaining.

The home offers **three bedrooms**, all complete with **built-in robes**, providing comfortable accommodation and good storage for the whole family.

Year-round comfort is assured with **split system air conditioning in the formal living area, family room, and master bedroom**, along with **ducted evaporative cooling throughout**. The home also features **quality floor coverings throughout**.

Step outside to the **undercover outdoor entertaining area**, perfect for weekend BBQs or family gatherings. The low-maintenance yard includes **garden beds, lawn areas, and a 2-bay shed**, offering extra storage or workspace. The property also benefits from **6.6kW solar panels**, helping reduce energy costs.

Price SOLD for \$252,000

Property Type Residential

Property ID 12181

Agent Details

Lorraine Aubrey - 0488 444 112

Office Details

Roxby Downs

7 Arcoona St Roxby Downs, SA, 5725
Australia

08 8671 2023



This property is an **ideal choice for a small family or a smart investment opportunity.**

Property Specifications

- **Certificate of Title:** 5662/384
- **Council:** Roxby Downs
- **Zoning:** GN (General Neighborhood)
- **Year Built:** 1999
- **Land Size:** 559m² (approx.)
- **Building Size:** 125m² (approx.)
- **Council Rates:** \$767.00 per quarter (approx.)
- **Emergency Levy (ELA):** \$63.30 annually (approx.)

Rental potential approximately **\$430 per week**, offering an estimated **\$22,360 annual return**, making this an attractive investment opportunity.

** 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

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.