



Unit 11, 6-8 Kennebery Crescent, Roxby Downs



Solid Investment Opportunity – Studio Apartment in the Heart of Roxby Downs

A rare opportunity to secure one of Roxby Downs' well-known studio apartments, ideal for investors seeking a **low-maintenance, high-yield addition** to their portfolio.

This partly furnished studio apartment offers a practical and functional layout featuring a **cooking area, separate toilet, shower cubicle, and dedicated laundry space**, designed for comfortable and easy living. The property includes **air conditioning**, along with a **fridge and washing machine**, providing added convenience for tenants.

Additional features include **uncovered parking for one vehicle** and a **secure lease in place until 15/06/2026**, making this a genuine **set-and-forget investment** with immediate rental income.

Conveniently located within **walking distance to the CBD, shops, and local amenities**, this property delivers a **strong gross rental return of approximately 9.6% at the asking price**, presenting an excellent opportunity for astute investors.

Property Specifications

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Price	\$130,000
Property Type	Residential
Property ID	12189

Agent Details

Lorraine Aubrey - 0488 444 112

Office Details

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



CT: 6050/322

Council: Roxby Downs

Zoning: General Neighbourhood (GN)

Year Built: 1989

Building Size: 28m² (approx.)

Council Rates: \$538.76 per quarter (approx.)

Body Corporate Fees: \$559.65 per quarter

Emergency Services Levy (ESL): \$55.35 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.

RLA 228106

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