







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

1 1 1

Price	$130,000
Property Type	Residential
Property ID	12189

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

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

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.)

Why Roxby Downs? The town's economy is anchored by BHP's Olympic Dam operation — one of the world's largest uranium and copper mines — providing consistent demand for quality rental accommodation and strong long-term fundamentals for property investors.

** 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

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.