



6 Axehead Road, Roxby Downs



## Unlock the potential of this home on a generous block!

Opportunity Knocks – Bring Your Vision & Unlock the Potential!

Packed with potential and ready for transformation, this well-located property offers an outstanding opportunity for investors, renovators, or first-home buyers looking to add value and make it their own.

Property Features:

- **Spacious Living Area** – A comfortable central hub, perfect for everyday living and ready for your personal touch.
- **Eat-In Kitchen** – Functional layout with excellent scope to modernise and add value.
- **3 Generous Bedrooms with Built-In Robes** – Well-sized and practical for family living.
- **Central Bathroom** – Neat and functional, featuring a modern vanity.
- **Climate Control** – Ducted evaporative cooling throughout, plus a window-mounted split system in the living area and a wall-mounted A/C in the master bedroom.
- **Single Carport Under Main Roof** – Convenient and secure off-street parking.
- **Private Outdoor Living** – Ideal for entertaining, relaxing, or future landscaping improvements.

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<b>Price</b>	\$230,000
<b>Property Type</b>	Residential
<b>Property ID</b>	12248
<b>Land Area</b>	813 m <sup>2</sup>

### Agent Details

Lorraine Aubrey - 0488 444 112

Sarah Noonan - 0436 949 272

### Office Details

Roxby Downs

7 Arcoona St Roxby Downs, SA, 5725

Australia

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- **Large Powered Workshop** – A standout feature, perfect for tradies, hobbyists, or additional storage.

Additional Information:

- Currently tenanted on a periodic lease – please contact Lorraine for leasing details
- CT: 5140/100
- Council: Roxby Downs
- Zoning: GN (General Neighbourhood)
- Built: 1987
- Building Size: 119m<sup>2</sup> (approx.)
- Land Size: 813m<sup>2</sup> (approx.)
- Council Rates: \$725.00 per quarter (approx.)
- Emergency Services Levy: \$64.80 per annum
- Sewage Charge: \$261.03 per quarter

Currently tenanted on a periodic lease, offering flexibility for both investors and future owner-occupiers. Please contact Lorraine for full leasing details.

Tenant pays all water and supply charges.

**Please note:** SMS/MMS offers will not be accepted.

Disclaimer

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

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