







Unlock the potential of this home on a generous block!

3 1 2 813m2

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 modernize 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.

Price	$230,000
Property Type	Residential
Property ID	12248
Land Area	813 m2

Agent Details

Lorraine Aubrey - 0488 444 112
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Office Details

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

- **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: 119m² (approx.)
- Land Size: 813m² (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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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.