







Four Bedrooms, Three Living Zones and a Sparkling Pool

4 2 6

PRICES ADJUSTMENT

Step inside and be pleasantly surprised. A formal tiled entrance welcomes you and your guests, leading through to an expansive open-plan living area featuring a stylish timber-look kitchen complete with a gas cooktop, electric oven, and dishwasher. Enjoy the ambience of the combustion fireplace while relaxing with your favorite movie or entertaining family and friends.

Designed with family living in mind, this spacious home offers three separate living zones, providing flexibility for entertaining, family gatherings, or quiet relaxation. There are four generous bedrooms, all fitted with built-in robes. The thoughtfully designed floorplan positions two bedrooms at each end of the home, serviced by two well-appointed bathrooms for added convenience and privacy.

The main bathroom boasts the luxury of a spa bath, while the second bathroom is conveniently located off the rumpus/family room and features sliding door access to the pool area – perfect for busy families and outdoor entertaining.

Outside, you'll discover a large all-weather undercover entertaining area overlooking the sparkling in-ground saltwater swimming pool. The low-

Price	$400,000
Property Type	Residential
Property ID	12395

Agent Details

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Office Details

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maintenance yard provides the ideal setting for family enjoyment and includes a garden shed, ample space for a larger shed, and a double carport with roller doors to keep your vehicles secure.

Additional features include ducted evaporative cooling throughout, a split system air conditioner in the family room, ceiling fans, and roller shutters for added comfort, privacy, and security. Positioned on a generous corner allotment, this home offers an exceptional combination of space, functionality, and lifestyle.

Key Features

• Three spacious living zones
• Four bedrooms, all with built-in robes
• Two bathrooms, including a luxurious spa bath to the main bathroom
• Second bathroom with convenient access from the rumpus/family room and pool area
• Timber-look kitchen with dishwasher, gas cooktop, and electric oven
• Combustion fireplace
• Ducted evaporative cooling throughout
• Split system air conditioning in the family room
• Ceiling fans and roller shutters throughout
• Large all-weather outdoor entertaining area
• Sparkling in-ground saltwater swimming pool
• Double carport with roller doors
• Garden shed with additional space for a larger shed
• Large corner allotment

Property Details

Certificate of Title: 5231/694
Council: Roxby Downs Council
Zoning: GN (General Neighborhood)
Year Built: 1988
Building Area: 185m² (approx.)
Land Size: 853m² (approx.)
Council Rates: $3,586.02 per annum (approx.)
Emergency Services Levy (ESL): $70.20 per annum

Perfectly positioned close to both schools, the recreation center, and the Roxby Downs CBD, this well-maintained family home delivers the ideal combination of space, comfort, and convenience. Offering multiple living areas, outstanding outdoor entertaining, and a sparkling saltwater pool, this is an exceptional opportunity to secure a home the whole family will love.

Homes offering this much space and versatility do not last long. Don't miss your chance – arrange your private inspection today.

Private inspections only.

Note: SMS or MMS offers will not be accepted.

There is currently no rental lease attached to this property.

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, land size, floor plans, building age, and condition). Interested parties should make their own enquiries and obtain independent legal and financial advice.

RLA 228106

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