



14 Myall St, Roxby Downs



EASY LIVING 3 BEDROOMS

Your Search for the Perfect Family Home Ends Here!

Well-presented and offering plenty of space both inside and out, this **three-bedroom home** is an excellent opportunity for families, first-home buyers and astute investors alike.

The home features:

- Three spacious bedrooms, all with built-in robes
- Central family bathroom
- Semi-open-plan kitchen, dining and living area
- Ducted evaporative cooling throughout
- Split-system air conditioning to the lounge
- Carport under the main roof
- Generous enclosed outdoor entertaining area, perfect for relaxing or entertaining family and friends
- Spacious 720m² (approx.) allotment

Ideally positioned within easy walking distance of **local shops, the area school and recreational facilities**, this property offers the perfect combination of comfort, convenience and lifestyle.

Property Details

3 1 3

Price	\$255,000
Property Type	Residential
Property ID	12586

Agent Details

Lorraine Aubrey - 0488 444 112

Office Details

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



- **Certificate of Title:** 5398/287
- **Council:** Roxby Downs Council
- **Zoning:** GN – General Neighbourhood
- **Year Built:** 1997
- **Building Area:** 111m² approx.
- **Land Size:** 720m² approx.
- **Council Rates:** Approximately \$790 per quarter
- **Emergency Services Levy (ESL):** Approximately \$67.75 per annum
- **Sewerage:** \$77.34 per quarter

Don't miss the opportunity to secure this well-positioned home offering generous living space, excellent outdoor areas and convenient access to everything Roxby Downs has to offer.

SMS offers will not be accepted

Disclaimer

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

RLA 228106

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