

20 Wangianna Street, Roxby Downs







Comfortable Family Living in a Convenient Location

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This well-maintained three-bedroom home offers a wonderful combination of comfort, functionality and convenience, making it an appealing choice for families, investors and owner-occupiers alike.

Designed with an easy-flow layout, the home features a generous lounge area that opens seamlessly into the spacious kitchen and dining zone. The modern kitchen provides ample cupboard storage and practical bench space, making everyday living both comfortable and functional.

Step outside to the large undercover entertaining area, providing an ideal space to relax, entertain family and friends, or simply enjoy the outdoors throughout the year. The spacious, paved outdoor areas offer easy-care living, with both the front and rear yards providing plenty of room to enjoy.

All three bedrooms are well-sized and feature built-in robes, while the modern central bathroom and practical laundry add to the home's functionality.

Set on a spacious **650m² allotment (approximately)**, the property offers a great balance of indoor and outdoor living with plenty of space for families, entertaining or future enjoyment.

Conveniently located close to both schools, the Roxby Downs Recreation

Price	$320,000
Property Type	Residential
Property ID	12694

Agent Details

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Office Details

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WARDLE Co. Real Estate

Centre and the Roxby Downs CBD, this home combines comfortable living with a convenient and accessible location.

A great opportunity for those looking for a well-presented home offering space, practicality and a sought-after location.

Property Details

- **Certificate of Title:** 5200/363
- **Council:** Roxby Downs Council
- **Zoning:** GN (General Neighbourhood)
- **Year Built:** 1987
- **Building Area:** 133m² (approx.)
- **Land Size:** 650m² (approx.)
- **Council Rates:** $3,052.66 p.a. (approx.)
- **Emergency Services Levy (ESL):** $62.95 p.a. (approx.)

Homes offering this much space, practicality and convenience are always sought after. Don't miss your opportunity to secure this solid property.

Private inspections only.

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

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