16C Maireana Circuit, Roxby Downs





Comfortable Living with Easy-Care Outdoor Spaces

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Offering an appealing combination of comfort, practicality and low-maintenance living, this three-bedroom home is an excellent opportunity for first-home buyers or investors looking to secure a property in Roxby Downs.

The home features a spacious open-plan kitchen, dining and living area, creating a welcoming space for everyday living. Step outside to enjoy the outdoor living area, while the easy-care yards provide more time to relax and less time spent on maintenance. Ducted evaporative air conditioning throughout helps keep the home comfortable during the warmer months.

An attractive investment opportunity, the property is currently leased until 29 April 2027, providing an established rental arrangement for the incoming owner.

The tenant is responsible for all water usage and supply charges.

Property Specifications

- **Bedrooms:** 3
- **Bathrooms:** 1
- **Certificate of Title:** 5594/893

Price	$220,000
Property Type	Residential
Property ID	12739

Agent Details

Lorraine Aubrey - 0488 444 112

Office Details

Roxby Downs
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- **Council:** Roxby Downs
- **Zoning:** GN (General Neighbourhood)
- **Year Built:** 1998
- **Land Size:** 422m²
- **Building Size:** 112m²
- **Council Rates:** $720 per quarter
- **Community Admin and Sinking Fund:** $209.88 per quarter
- **ELA:** Approximately $63.30 annually
- **Current Lease:** Until 29 April 2027
- **Water Charges:** Tenant pays all water usage and supply charges

Why Invest in Roxby Downs?

Roxby Downs is supported by BHP's Olympic Dam operation, one of the world's significant copper and uranium mining operations. The resources sector and associated contracting industries contribute to demand for rental accommodation, making the town an appealing option for investors seeking an established rental property.

SMS/MMS offers will not be accepted.

Disclaimer

All information provided has been obtained from sources believed 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 size, age or condition. Interested parties should make their own enquiries and obtain their own legal and financial advice.

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