







Investment Opportunity – Studio Apartment

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A rare opportunity to secure one of Roxby Downs' well-known studio apartments.

Designed for convenient, low-maintenance living, the apartment features a practical cooking area, separate toilet, shower cubicle and laundry space. Comfort is assured with air conditioning, while the included fridge, washing machine, and table and chairs add to its appeal.

An ideal alternative to camp accommodation for FIFO workers, offering a convenient and comfortable place to stay.

Currently leased until **7 October 2027**, providing investors with the benefit of a secure tenancy.

Additional features include uncovered off-street parking for one vehicle.

Conveniently located within walking distance of the Roxby Downs CBD, this property presents an excellent opportunity for investors seeking a low-maintenance investment in a well-established location.

Price	$125,000
Property Type	Residential
Property ID	12767

Agent Details

Lorraine Aubrey - 0488 444 112

Office Details

Roxby Downs
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WARDLE Co. Real Estate

Property Specifications

- **CT:** 6050/320
- **Council:** Roxby Downs
- **Zoning:** General Neighborhood (GN)
- **Year Built:** 1989
- **Building Size:** 28m² (approx.)
- **Council Rates:** $560.00 per quarter (approx.)
- **Body Corporate:** $559.65 per quarter
- **Emergency Levy (ELA):** $55.15 annually (approx.)

Why Roxby Downs? The town's economy is anchored by BHP's Olympic Dam operation — one of the world's largest uranium and copper mines — providing consistent demand for quality rental accommodation and strong long-term fundamentals for property investors.

** SMS/MMS OFFERS NOT ACCEPTED. **

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