







3-Bedroom Family Home with Strong Investment Return

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Price	$275,000
Property Type	Residential
Property ID	1749

Agent Details

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Office Details

Roxby Downs
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The home features a functional layout ideal for families or tenants seeking comfort and practicality. A well-appointed modern kitchen provides ample storage and bench space, flowing seamlessly through to the dining area and a semi open-plan living space. This creates a comfortable and connected environment, perfect for everyday living and entertaining. The three bedrooms, all featuring built-in robes.

The centrally located bathroom adds convenience, while the overall design of the home prioritises practical, low-maintenance living throughout.

Step outside to enjoy an inviting outdoor lifestyle, featuring a saltwater in-ground swimming pool, established lawn and garden beds, and a secure dog run. A storage shed provides additional practicality, enhancing the home's

functionality and appeal for families.

Currently leased until **20/01/2027**, returning **$450 per week**, this property delivers a strong gross rental yield of approximately **8.51% at the asking price**, making it an attractive addition to any investment portfolio

Additional Information:

CT - 5140/162

Council - Roxby Downs

- GN (General Neighborhood)
- Built - 1987
- Building area 131m2
- Land - 710m2 (approx.)
- Council Rates - $775.00 per quarter (approx.)
- ELA - $70.25 per annum approx.
- Sewerage $261.03 per quarter

** SMS/MMS OFFERS NOT ACCEPTED

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

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