







EASY INVESTMENT TO ADD TO YOUR PORTFOLIO.

5 2 4

Live in One, Rent Out the Other – Let Your Investment Pay for Itself!

This fantastic duplex opportunity offers flexibility, convenience, and income potential. Whether you're a savvy investor or a homeowner looking for extra income, this property ticks all the boxes.

Duplex A leased 04/12/2026.

Duplex B leased 23/09/2026.

Duplex A Features:

- Spacious open-plan living
- Upgraded kitchen with ample storage and generous bench space
- 2 comfortable bedrooms
- Well-appointed bathroom with separate toilet
- Handy laundry nook
- Private outdoor living area
- Low-maintenance yard with a small storage shed

Price	SOLD for $362,500
Property Type	Residential
Property ID	1754

Agent Details

Lorraine Aubrey - 0488 444 112

Office Details

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

Duplex B Features:

- Open-plan living, dining, and kitchen area
- 3 well-sized bedrooms
- Central bathroom with separate toilet
- Dedicated laundry
- Semi-enclosed all-weather outdoor living space
- Easy-care yard and storage shed

Additional Highlights:

- 3-section carport
- Ideal for dual occupancy or investment
- Potential to live in one and lease the other
- Both units have leases in place until September 2025.

Property Specifications:

- **Certificate of Title:** 5409/350
- **Council:** Roxby Downs
- **Zoning:** GN (General Neighborhood)
- **Year Built:** 1988
- **Land Size:** 728m2 (approx.)
- **Council Rates:** $518.00 per quarter per unit (approx.)
- **ELA:** $64.00 annually per unit (approx.)
- **Investor Highlights:**
    - Consistent tenant demand from the mining sector workforce
    - Proposed **Olympic Dam expansion (2027)** set to boost jobs, infrastructure, and long-term growth

 Contact our office today for full lease details and to arrange a viewing!

** 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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