







Act Now – Immaculate Property That Has It All!

Don't miss this incredible opportunity—this immaculate home truly speaks for itself! The photos say it all, and it has everything a lucky purchaser could wish for.

- **Formal Living Area** – A comfortable space, perfect for entertaining or unwinding.
- **Stunning Modern Kitchen** – Boasts sleek stainless-steel appliances, ample storage, and generous bench space for everyday cooking and hosting
- **Three Spacious Bedrooms with Robes** – Offering both comfort and functionality.
- **Private Outdoor Living Area** – Perfect for year-round enjoyment.
- **Sparkling Swimming Pool** – Ideal for relaxing or entertaining throughout the warmer months.
- **Large Workshop Shed + Two Estra Storage Sheds**-Versatile space for hobbies, tools, or additional storage,

Investment Appeal:

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Price	SOLD for $285,000
Property Type	Residential
Property ID	2685

Agent Details

Lorraine Aubrey - 0488 444 112

Office Details

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

- Rental potential of **$450 per week**.
- At the asking price, this equates to a **gross rental yield of 7.83%**. Contact our office today for lease details and to arrange your private inspection – you won't be disappointed!

Property Specifications:

- **Certificate of Title:** 5833/373
- **Council:** Roxby Downs
- **Zoning:** GN (General Neighborhood)
- **Year Built:** 1988
- **Land Size:** 717m² (approx.)
- **Council Rates:** $725.00per quarter (approx.)
- **ELA:** $70.25 annually (approx.)

** 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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The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.