



45 Arcoona Street, Roxby Downs



Modern Comfort, Practical Design & Lifestyle Appeal

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This home delivers the perfect balance of style, comfort, and functionality.

Step into the open plan living and dining area, where seamless flow into a modern, well-appointed kitchen creates a central hub for everyday living and effortless entertaining. Four generous bedrooms provide comfortable accommodation for growing families or guests.

Additional features include:

- A sleek, built-in laundry for everyday convenience
- Ducted air conditioning throughout for year-round climate control
- Sparkling in-ground pool—ideal for summer relaxation and entertaining
- Large shed offering ample space for storage, hobbies, or a workshop
- Smaller, lined and air-conditioned shed perfect as a home office, studio, or peaceful retreat
- Low-maintenance front and rear yards for stress-free outdoor living

This home offers a thoughtfully designed layout with modern amenities to suit

Price \$330,000
Property Type Residential
Property ID 3229

Agent Details

Lorraine Aubrey - 0488 444 112

Office Details

Roxby Downs
 7 Arcoona St Roxby Downs, SA, 5725
 Australia
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today's lifestyle needs. Whether you're hosting friends or enjoying a quiet evening at home, it's a place where comfort meets practicality.

Currently leased until 4/02/2026 – please contact us for lease details and to arrange your private viewing.

Property Specifications:

CT - 5874/806

Council - Roxby Downs

GN (General Neighborhood)

Built - 1988

Land - 689m2(approx.)

Council Rates - \$725.00 per quarter (approx.)

Emergency Services Levy - \$75.00pa (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.

RLA228106

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