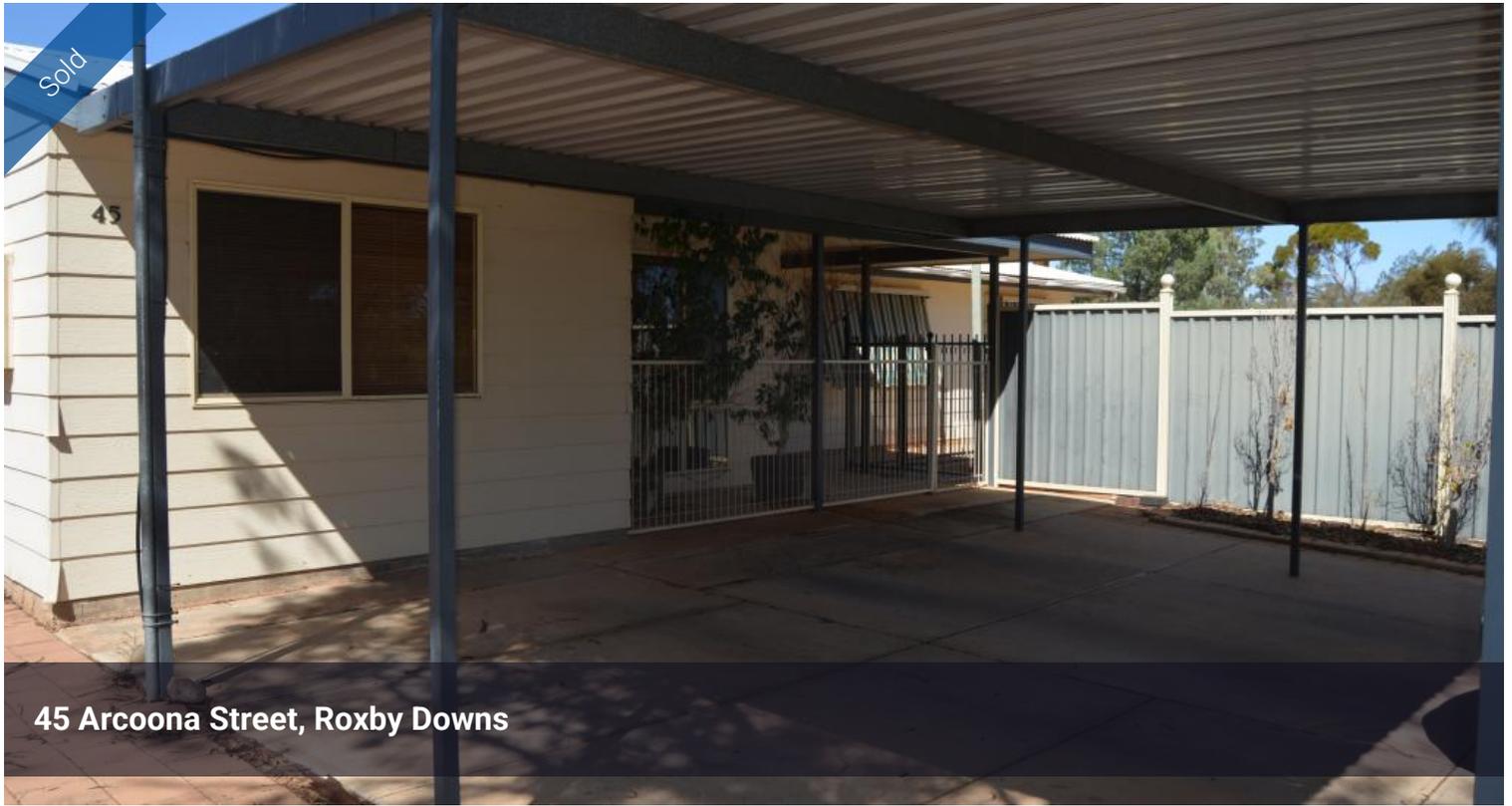


Sold



45 Arcoona Street, Roxby Downs



## Modern Comfort, Practical Design & Lifestyle Appeal

🛏️ 4 🏠 1 🚗 3

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** SOLD for \$300,000

**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

08 8671 2023



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

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.