







Two Spacious 3-Bedroom Duplexes a outstanding Investment or Dual Living Opportunity

3 2 5

Price	$395,000
Property Type	Residential
Property ID	3849

Agent Details

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Office Details

Roxby Downs
7 Arcoona St Roxby Downs, SA, 5725
Australia
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Dual Income – Options & Opportunity

An excellent offering in a quiet, well-established location—this property features two spacious 3-bedroom units with no strata fees, making it the ideal choice for investors or extended families alike.

Whether you're looking to generate strong rental returns or secure flexible living arrangements, this versatile property ticks all the boxes.

Each Unit Features:

- 3 well-proportioned bedrooms
- Open-plan living and dining area
- Central bathroom
- Air conditioning for year-round comfort
- Carport under the main roof
- All-weather outdoor entertaining area
- Low-maintenance yard with garden shed

Tenancy Details:

- **Unit A**: Currently leased until **23/12/2026**
- **Unit B**: Currently leased until **26/11/2026**

Enjoy immediate rental income and peace of mind with secure tenancies in place.

Investment Snapshot:

Gross rental yield: at asking price 8.56%

This is a rare opportunity to add **two quality dwellings** to your portfolio with strong returns and future growth potential.

For lease details, please contact our office.

Property Specifications:

- **Certificate of Title:** 5305/488
- **Council:** Roxby Downs
- **Zoning:** GN – General Neighborhood
- **Year Built:** 1995
- **Land Size:** 660m² total (approx.)
- **Council Rates:** $615.00 each unit per quarter (approx.)
- **ELA:** $63.20 annually each unit (approx.)
- Sewerage charges per quarter $261.03 each unit

Please note: SMS/MMS offers will not be accepted.

Disclaimer:

All information provided has been obtained from sources we believe to be accurate; however, we cannot guarantee its accuracy and accept no liability for any errors or omissions (including but not limited to land size, floor plans, building age, and condition). Interested parties are advised to conduct their own investigations and seek independent legal and financial advice.

RLA 228106

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