



24A And 24B Finnis St, Roxby Downs



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

### 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

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**Price** \$395,000  
**Property Type** Residential  
**Property ID** 3849

### Agent Details

Lorraine Aubrey - 0488 444 112

### Office Details

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



### **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:** 660m<sup>2</sup> total (approx.)
- **Council Rates:** \$615.00 each unit per quarter (approx.)
- **ELA:** \$63.20 annually each unit (approx.)

☒ **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**

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.