



Solid Investment Opportunity – Leased Until September 2025

Currently leased to a well-established national company until **11/09/2025**, this immaculately presented residence offers a **secure investment with excellent rental returns**.

Positioned on a generous **861m² (approx.)** allotment close to the CBD of Roxby Downs, this spacious home combines **modern comfort with practical family living**.

Property Features:

- **Four spacious bedrooms**, all with built-in robes
- **Two bathrooms**, including an ensuite to the master
- Multiple **versatile living zones**: formal lounge, dining, family room, and large rumpus with external access ideal as a kids' retreat or guest suite
- **Modern timber kitchen** with ample storage, overlooking the all-weather outdoor entertaining area and **sparkling inground pool**
- **Climate control throughout**:
 - Ducted evaporative cooling

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Price \$380,000
Property Type Residential
Property ID 8583

Agent Details

Lorraine Aubrey - 0488 444 112

Office Details

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



- Gas heating in the family room
- Reverse cycle split system in the lounge
- Wall-mounted reverse cycle unit in the rumpus
- Ceiling fans throughout

Outdoor Highlights:

- All-weather **entertaining area**
- **Low-maintenance gardens and lawns**
- **Large storage/workshop shed** – ideal for tools, equipment, or extra storage

Inspection by Private Appointment Only

For inspection times and lease details, contact **Lorraine on 0488 444 112**

Property Details:

- **Certificate of Title:** 4343/802
- **Council:** Roxby Downs
- **Zoning:** GN (General Neighborhood)
- **Built:** 1987
- **Land Size:** 861m² (approx.)
- **Council Rates:** \$835.00 per quarter per unit (approx.)
- **ELA:** \$70.95 annually (approx.)

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

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

RLA 228106

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