







MOVE IN READY NOW!

PRICE ADJUSTMENT – GREAT FAMILY HOME WITH POOL & MULTIPLE LIVING AREAS

Positioned on a generous **861m² (approx.) allotment** close to the CBD of Roxby Downs, this spacious home offers a fantastic combination of **space, comfort and outdoor living**, making it ideal for families, investors or those looking for room to spread out.

Property Features:

- **Four spacious bedrooms**, all with built-in robes
- **Two bathrooms**, including ensuite to the master bedroom
- Multiple **versatile living zones**, including formal lounge, dining, family room and a large rumpus room with external access – perfect as a kids' retreat, games room or guest space
- Modern timber kitchen with excellent storage and outlook over the outdoor entertaining area and **sparkling inground pool**
- Ducted evaporative cooling
- Gas heating in the family room
- Reverse cycle split system in the lounge
- Wall-mounted reverse cycle unit in the rumpus room
- Ceiling fans throughout

4 2 6

Price	$375,000
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
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WARDLE Co. Real Estate

Outdoor Highlights:

- Large all-weather entertaining area
- **Sparkling inground pool**
- Low-maintenance gardens and lawns
- Large storage/workshop shed, ideal for tools, equipment and additional storage
- Generous **861m² (approx.) allotment**

PRICE ADJUSTMENT – NOW OFFERING EXCELLENT VALUE

With its spacious floorplan, multiple living areas, pool and generous land size, this property presents an excellent opportunity to secure a substantial family home in Roxby Downs.

Inspection by Private Appointment Only

For inspection times and full property 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:** $916.24 per quarter (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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