







Versatile Investment or Affordable Family Home in Prime Location

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Price	SOLD for $190,000
Property Type	Residential
Property ID	8681

Whether you're stepping into the market for the first time, expanding your investment portfolio, or seeking a home with strong rental return potential of $360.00 pe week — offering a Gross Rental Yield of 9.36% — this property delivers versatility, value, and room to grow.

Ideally located within walking distance of local shops, schools, and recreational facilities, this well-positioned home presents a fantastic opportunity for savvy investors or first-home buyers ready to add their personal touch.

Key Features:

- Three spacious bedrooms, all with built-in robes
- Semi open-plan living, dining, and kitchen layout
- Functional 3-way bathroom for added convenience
- Evaporative air conditioning and gas heating for year-round comfort
- Generous backyard with a large outdoor entertaining area — ideal space

Agent Details

Lorraine Aubrey - 0488 444 112

Office Details

Roxby Downs
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WARDLE Co. Real Estate

for a pool or shed

- Outdoor living area perfect for relaxing or hosting family and friends
- **Contact our office today to arrange your inspection.**

Don't miss your chance to secure this well-rounded home in a sought-after location — perfect to move into and make your own, or rent out and start generating income.

Property Specifications:

- **Certificate of Title:** 5358/976
- **Council:** Roxby Downs
- **Zoning:** GN (General Neighborhood)
- **Year Built:** 1997
- **Land Size:** 738m² (approx.)
- **Council Rates:** $620.00 per quarter (approx.)
- **Emergency Services Levy:** $69.00 p.a. (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 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.

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