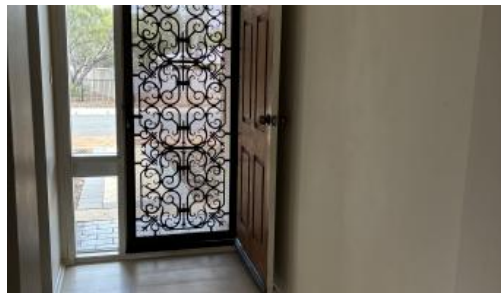




16 Curdimurka St, Roxby Downs



## Versatile Investment or Affordable Family Home in Prime Location

**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

3 1 2

**Price** SOLD for \$190,000

**Property Type** Residential

**Property ID** 8681

### Agent Details

Lorraine Aubrey - 0488 444 112

### Office Details

Roxby Downs

7 Arcoona St Roxby Downs, SA, 5725  
Australia

08 8671 2023



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:** 738m<sup>2</sup> (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.

RLA228106

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any 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.