



## Affordable Family Home with Lifestyle Features

An excellent opportunity to secure your next family home at an affordable price. This well-appointed property offers a comfortable lifestyle with all the essentials in place.

- **Low-maintenance yards** with **two outdoor living zones**, perfect for entertaining.
- **Inground saltwater pool** for year-round enjoyment.
- **Large 4-bay shed** – ideal for storage, workshop, or additional parking.
- **Three robed bedrooms**, all conveniently positioned near the central bathroom.
- **Semi open-plan kitchen, dining, and living area** offering space and versatility.
- **Ducted evaporative air conditioning** and **ceiling fans throughout** for seasonal comfort.
- **Gas heating** in the living area for cozy winter evenings.

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**Price** \$257,000  
**Property Type** Residential  
**Property ID** 9405

### Agent Details

Lorraine Aubrey - 0488 444 112

### Office Details

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



CT - 5140/357

Council - Roxby Downs

- GN (General Neighborhood)
- Built - 1988
- Land - 620m2 (approx.)
- Council Rates - \$737.00 per quarter (approx)
- ELA - \$70.25 per annum approx.

\*\* SMS/MMS OFFERS NOT 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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