



4 Wirrda Street, Roxby Downs



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.

🛏 3 🏠 1 🚗 8

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.

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.