

**1 & 7/105 Elder Drive, Mawson Lakes, SA 5095**



**Sold Unit**

Wednesday, 16 August 2023

1 & 7/105 Elder Drive, Mawson Lakes, SA 5095

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 73 m2**

**Type: Unit**



Rob McWilliams

**\$278,000**

SOLD - UNDER CONTRACT - DEPOSIT PAID - PENDING SETTLEMENT MORE PROPERTIES WANTED Centrally positioned in the defence sector of SA, 20 minutes to Osborne submarine defence sector, 10 minutes to Parafield Airport. Securely leased, option for retail activity End unit, with attractive street scape. Prominently positioned in modern high rise on ground floor corner location, adjacent reserve and public transport Unit 1: Ground Floor Unit 73m<sup>2</sup> - Zoned Mixed Use - currently offered as 2 bedrooms 1 bath includes washing machine. Let at \$320 pw until 21.02.24 plus water. with 1 allocated park. Price: \$279,950 City of Salisbury Council Rates: \$893.45 pa SA water: \$568.40 Strata: \$1991.60 pa ESL: \$85.35 pa Unit 7: Ground Floor Unit 53m<sup>2</sup> - Zoned Mixed Use - currently offered as 1 bedroom apartment with living area, kitchen, 1 bath includes washing machine. 1 allocated park. Let at \$300 pw until 28.02.24 plus water Price: \$253,500 City of Salisbury Council Rates: \$1037.15 pa SA water: \$568.40 Strata: \$1436.00 pa ESL: \$81.10 pa

Suit Investor, downsizer, first homebuyer, small business operator. Mawson Lakes, a suburb in the Salisbury Council, Home to the Edinburgh Defence Precinct including Defence Science and Technology - Edinburgh, RAAF Edinburgh, Technology Park and Edinburgh Parks, and with an active civil and defence space community of industry, universities, research centres, and government, the City of Salisbury holds an important position in the Australian defence and space industries. The location of choice for international primes including BAE Systems Australia (head office), Lockheed Martin Australia, SAAB Australia (head office), L3 Harris, Northrup Grumman, General Dynamics Land Systems Australia, and Raytheon Australia, supported by a growing number of innovative SMEs that are playing a crucial role in the future of defence and space activity. Supporting our local defence and aerospace industries are world class research capabilities located at the University of South Australia (UniSA) in Mawson Lakes, including the Institute for Telecommunications Research, Advanced Computing Research Centre, Defence and Systems Institute, the Future Industries Institute, Smart Sat CRC, and Industry 4.0 Testlab supporting space and defence start-ups and SMEs. This is further enhanced by the annual Southern Hemisphere Space Studies Program, a collaboration with the French-based International Space University held at UniSA's Mawson Lakes campus. Well located to Uni SA, Technology Park, Mawson Lakes City Centre, and the Mawson Transport Hub with Express trains to Adelaide CBD. McWilliams Real Estate RLA 179801

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