

# 104/42 Mab Circuit, Tonsley, SA 5042

## House For Sale

Tuesday, 14 May 2024

104/42 Mab Circuit, Tonsley, SA 5042

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 73 m2

Type: House



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**\$399,000 - \$419,000**

Positioned within easy walking distance from Flinders University Campus at Tonsley and the train station, this sleek apartment within Tonsley Village offers an enviable carefree lifestyle with a spacious open plan living area, stylish kitchen with near new dishwasher, covered balcony, and immaculate finishes throughout. Step into the living area where large windows allow plenty of natural light to flood in and the open plan design flows out beautifully to the covered balcony. You can relax out on the balcony with family and friends while you enjoy cool breezes and an elevated outlook. The modern kitchen makes entertaining easy with quality appliances, plenty of cabinets, and a large island bench with stone benchtop and room for seating. The spacious bedroom with ceiling fan is a true retreat with a built-in robe, TV point, and access out to the balcony. With a contemporary bathroom and your own laundry in the apartment, you can be completely self-sufficient. Positioned in a central area, there is a masterplan already underway which will see a retail, commercial and wellbeing precinct built within Tonsley Village offering the ultimate in convenience for residents. You can leave the car at home and walk to cafes, TAFE, the University and the train station while the city is around 23 minutes away. Also set to open in 2025 Little Bang Brewery, will feature a cafe, restaurant, the best craft beer and bottle shop. This desirable location has strong appeal to a broad range of homeowners and tenants alike, making this a hot investment or a beautiful home.

**Why You'll Love It:**

- Secure own gated carpark, storage cage in basement & lift access on ground floor
- 1 bedroom, 1 bathroom, 1 car space
- Open plan living with ample natural sunlight, heating & cooling
- Covered balcony
- Secure intercom for entry
- Hidden European laundry
- Built-in robe and ceiling fan in the bedroom
- Spacious modern bathroom

**A Fantastic Location:**

- 400 metres from Flinders University Campus at Tonsley
- 450 metres from the Tonsley station
- 450 metres from local cafes on the University Campus
- 950 metres from TAFE SA Tonsley Campus
- 2.5km from Flinders Private Hospital
- 3.8km from Westfield Marion
- 6.8km from Brighton Beach
- 12.2km or around a 23 minute drive from Adelaide's CBD

**Property Specifications:** Certificate of Title: 6227/649 Title Type: Community Strata Title Local Council: City of Marion Zoning: Urban Neighbourhood Built: 2019 Council Rates: \$1,173.41 per annum Emergency Services Levy: \$77.55 per annum SA Water Rates: \$153.70 per quarter Community Fees: \$949.15 per quarter

**Disclaimer:** All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified. (RLA 249515)