

11/44-48 Metro Parade, Mawson Lakes, SA 5095



Unit For Sale

Friday, 9 February 2024

11/44-48 Metro Parade, Mawson Lakes, SA 5095

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 74 m2

Type: Unit



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\$380,000 - \$418,000

Well positioned on the fringe of Mawson Lakes' vibrant, social centre sits this surprisingly spacious, 2-bedroom apartment. Perfect for first-time buyers to get their foot into the market, or a stress-free investment in a high-demand rental area, 11/44-48 Metro Parade is primed for complete convenience and easy living. With room to move, relax or enjoy the graces of good company, the extended open-plan living zone headlined by a fresh air balcony alfresco invites all entertaining options. From sunny days to cosy nights, prepare all your nutritious needs in the sparkling modern kitchen flush with great bench top space, while staying just a comfortable conversation from friends. Coupled with two ample-sized bedrooms, gleaming main bathroom, and Euro-style laundry at entry, this full-featured apartment captures picture-perfect compact living with no hassles attached. Instead, you'll quickly find more reason to consider this northern but no-less cosmopolitan property the ideal fit for an exciting start. Walking distance to a raft of local cafés and popular eateries, lush nature trails right outside your door inviting active weekends or welcome wind-downs after a long day, as well as all your shopping essentials and traffic-free commutes with Mawson Lakes Train Station right around the corner... second guessing this lofty and low maintenance home might make you miss it! Currently tenanted at \$380 per week until February 2025. Property is partly furnished, furniture included is 2 beds, wardrobes, washing machine and sofa.

FEATURES WE LOVE

- Lovely open-plan living, casual meals and balcony alfresco combining for one bright and airy entertaining zone
- Sleek modern kitchen featuring great bench top space, abundant cabinetry, stainless oven and rangehood, and easy-clean electric cook top
- Generous master bedroom, and ample-sized second bedroom
- Central and sparkling main bathroom, and Euro-style space-saving laundry
- Private parking space

LOCATION

- Around the corner from all your café, eatery and shopping needs, including Romeo's Foodland and Woolies
- Moments to a range of key educational campuses
- Close to lovely walking trails, parks and reserves

Mawson Lakes is well-known for 200m walk to Mawson Lakes Train Station for quick and easy transport options whether you're heading further north or straight to Adelaide CBD

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | SALISBURY Zone | UN - Urban Neighbourhood Land | TBCsqm (Approx.) House | 74sqm (Approx.) Built | 2011 Council Rates | \$1,175.75 pa Water | \$153.70pq ESL | \$159.25pa