

2/19 Garden Terrace, Mawson Lakes, SA 5095



Townhouse For Sale

Thursday, 14 March 2024

2/19 Garden Terrace, Mawson Lakes, SA 5095

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



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\$460,000-\$480,000

Nestled in the vibrant and sought-after enclave of Mawson Lakes, this three-level townhouse stands as an emblem of suburban sophistication and convenience. The residence is generously provisioned with three spacious bedrooms, embodying modern living without sacrificing comfort. Two contemporary bathrooms cater to both functionality and style, ensuring a seamless start to busy mornings or a tranquil retreat in the evenings. The additional downstairs toilet, separate laundry space, and secure lock-up garage further enhance the practicality of this charming townhouse. The architectural design of this townhouse maximizes space and natural light, creating an inviting atmosphere across all levels. The ground floor welcomes with its well-proportioned first bedroom, thoughtfully positioned near essential amenities like the toilet and laundry. Ascending to the second level, residents are greeted by an open plan kitchen, dining, and lounge area that effortlessly flows out to a personal balcony, perfect for leisure or entertaining. The third level is reserved for privacy, featuring the master bedroom with Juliet balcony, an ensuite and mirrored built-in robe, alongside another well-sized bedroom with close access to its own bathroom. Key features of the property include:- Three generous-sized carpeted bedrooms with built-in robes- Two modern bathrooms plus an additional downstairs toilet for guests- Open plan kitchen/dining and living area leading to a private balcony- Ducted reverse cycle refrigerated air conditioning and heating for year-round comfort- Dishwasher included in the well-appointed kitchen- Secure lock-up garage- Easy-to-maintain floorboards throughout living areas- Convenient proximity to various local amenities

Outdoor and Location Highlights:-
Simple accessibility to main shopping complexes- Close to public library and a plethora of eateries and restaurants- A mere 5-minute stroll to Mawson Lakes Interchange and public transport- Picturesque pathways along Dry Creek, ideal for biking and hiking- Near parklands, offering serene and green surroundings

Currently tenanted for \$500 per week until 5th October, 2024. Strata Fees / \$255.88 (Admin) + \$41.25 (Sinking Fund) p/q Council / City of Salisbury

This property represents an unsurpassed opportunity for those aiming to establish themselves in a well-maintained townhouse situated in a desirable location. It provides a perfect blend for an investor lured by its investment prospects, a young couple stepping onto the property ladder, or someone seeking to downscale their living arrangement without compromising on lifestyle or convenience. With all the essential amenities practically at the doorstep, this townhouse is poised to deliver a lifestyle of ease and accessibility. 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 advice. RLA 329240