

**2/2-4 Hurtle Parade, Mawson Lakes, SA 5095**



**Unit For Sale**

Friday, 29 March 2024

2/2-4 Hurtle Parade, Mawson Lakes, SA 5095

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 115 m2**

**Type: Unit**



Shaun Roberts  
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**\$445,000 - \$485,000**

This lovely two-story dwelling is situated right in the heart of Mawson Lakes within walking distance to nearby shops and local amenities. Offering an easy-care lifestyle this is sure to appeal to both investors and first home buyers alike. Downstairs you'll find the modern L-shaped kitchen with stainless steel appliances and gas cook top, with open plan family and meals adjacent extending onto the outdoor balcony. A wonderful lifestyle awaits, here in this prime central location within Mawson Lakes! \*\*Community contribution \$840 per quarter \*\*Council Rates \$1181.60 per year \*\* Currently tenanted on a fixed lease until 8th May 2024 returning \$500 per week. Features include: \* 2 bedrooms / 2 bathrooms / 1 carpark \* 2 bedrooms both with built in robes \* Master bedroom with ensuite bathroom and own private balcony \* Ducted reverse cycle air conditioning \* LED lighting throughout main living area \* European laundry \* Secure keypad door entry to complex \* Single carport for one vehicle in gated rear carpark A low maintenance property that will always attract strong interest by those seeking to live in this vibrant and bustling suburb. Close to UNI SA and public transport this is a solid investment in your future! 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. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 208516