

# 23B The Strand, Mawson Lakes, SA 5095



## Townhouse For Sale

Monday, 4 December 2023

23B The Strand, Mawson Lakes, SA 5095

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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**\$479K - \$525K**

Fabulous opportunity to buy into a low maintenance investment property or a fabulous first home or a downsizing home this well-maintained townhouse in the heart of Mawson Lakes is within a short walk of the vibrant Uni SA, shopping and café precinct. Surrounded by well-maintained homes, on a tree lined street and sited within walking distance to the Mawson Lakes Interchange and bus stops this home will be very popular with young home buyers, single professionals or the professional couple. Savvy investors will recognise that this is a modern townhouse sited in a precinct that will always provide a steady stream of tenants. Currently leased to a long-term tenant at \$420 per week with a lease until July 2024. A secure gated front yard leads to the front door and an impressive entry to a modern, spacious environment in which to relax, entertain close friends and family. Entry to the garage is within the complex and there is additional off-street parking allocated to the group in the rear laneway. A lovely kitchen with gas cooktop, a fabulous Fisher & Paykel dish drawer all nestled in a contemporary colour scheme with attractive Scandinavian inspired timber look cupboards and marble look laminate bench tops. This beautiful space will encourage you plan fabulous dinner parties and entertain in a space that you are proud to call your own. Fully optioned this home has ducted RC/AC allowing you to control the climate and ensuring your comfort all year round. Upstairs you'll find two spacious carpeted bedrooms both with their own ensuites and built in robes. The light filled main bedroom overlooks The Strand and has a lovely private balcony. On the ground level you will find a handy under stairs storage area and internal access to the home the rear of the floor plan where the laundry and adjacent powder room and hand 3rd toilet are discreetly tucked away. Just a short stroll away from the cafes, shopping precinct, Uni SA Mawson Lakes Campus, local schools, childcare centres, the lakes and their numerous walking trails and public transport. Leave the car at home and enjoy the many benefits of this location. CT: 5947 / 113 Council: City of Salisbury Zoning: HDN Housing Diversity Neighbourhood Built: 2005 approximately Council Rates: \$1,180.90 approx. PAES Levy: \$101.40 PASA Water: \$74.20 supply P.Q Sewer \$79.50 Community Fees: \$140 PQ to Maintenance Fund Call Kevin from Jump Property on 0432 375 216 (RLA260 752)