

**24/13 Yates Street, Mawson Lakes, SA 5095**



**Unit For Sale**

Thursday, 16 November 2023

24/13 Yates Street, Mawson Lakes, SA 5095

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## Contact Agent

Strategically positioned within walking distance of Uni SA, Technology Park, and Mawson Lakes retail precinct, this fully furnished 3-bedroom apartment offers a prime investment opportunity. The apartment's layout and secure carport enhance its appeal to a wide range of tenants, while its location in a thriving hub of education and technology adds substantial value to your investment. Additionally, the area offers various dining and shopping options, making it an all-around attractive place to live. If you're seeking an investment property that promises reliable rental returns and long-term growth potential, this apartment deserves your attention.

**Key Features:-** Conveniently located near Uni SA, making it perfect for students- Walking distance to Technology Park, ideal for professionals- Enjoy shopping and dining at Mawson Lakes retail precinct, just a stroll away- Three good-sized bedrooms for added comfort and convenience- Bathroom thoughtfully separated from the toilet for practicality- A well-equipped kitchen with generous storage and ample preparation space- This 3-bedroom apartment comes fully furnished, ready to move in or rent out- Benefit from a secure carport for added peace of mind- This apartment offers a smart investment opportunity with reliable rental returns and long-term growth potential

The current lease ends on 07/04/2024, the rent is \$385/week. The council rate is about \$294.15 quarterly. The water supply and water sewerage is total \$153.7 quarterly.

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