

**3/19 Garden Tce, Mawson Lakes, SA 5095**



**House For Sale**

Tuesday, 13 February 2024

3/19 Garden Tce, Mawson Lakes, SA 5095

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



David Philpott  
0883435600



Beverley Philpott  
0883435600

**\$425,000 - \$465,000**

Positioned in the heart of Mawson Lakes, this property offers an ideal location for those looking to leave the car at home or a lock up and leave lifestyle. The Mawson Lakes interchange is a short 700m walk, the UniSA campus is just 500m, and Woolworths plus a variety of cafes and services are only steps away from your door. Split across three levels, the property offers....Ground Floor- Private entry with front gate for added security- Bedroom three or home office with split system heating and cooling plus ceiling fan- Garage with auto roller door and rear lane access- Separate toilet, laundry and understairs storageFirst Floor- Open plan living and dining- Sliding glass doors providing balcony access- Well equipped kitchen with light timber tonesSecond Floor- Two bedrooms both with ceiling fans and built-in robes- Master with ensuite and sliding doors to the juliet balcony- Bathroom servicing bedroom 2The property also includes reverse cycle heating and cooling through the first and second floors. Specifications:CT // 5916/641Zoning // Urban NeighbourhoodBuilt // 2005Council // City of Salisbury Council Rates // \$TBA per annumSA Water // \$153.70 per quarter + usageESL // \$TBA per annumBody Corporate Manager // Strata DataBody Corp Fees // \$TBA per quarterTenancy // Leased to October 2024 at \$480pwDB Philpott Real Estate is proud to service the local area and if you are thinking of selling, give us a phone call to arrange a free no obligation market opinion.If a land size is quoted it is an approximation only. You must make your own enquires as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquires and site requirements should be directed to the local govt. authority.Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.RLA 46442