

**4/18-22 Hurtle Parade, Mawson Lakes, SA 5095**

**SA LISTINGS**

**Sold Townhouse**

Friday, 6 October 2023

4/18-22 Hurtle Parade, Mawson Lakes, SA 5095

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 107 m2**

**Type: Townhouse**



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## Contact agent

Self-funded retirees and investors looking for a strong yield without the hassles, then read on. This 3-bedroom, 2-bathroom, 2-living property currently leased as two separate serviced apartments with a commercial lease to a national hotel group, inclusive of a 5 year right of renewal, is well worth adding to the portfolio. Located in a premium area of Mawson Lakes within walking distance to the University of SA, the train, the O'Bahn bus route and Woolworths, you couldn't ask for a more convenient location. For health and well-being, a gym is across the road and the beautiful lake with picturesque walking trail is only a hop, skip and a jump away! For those who like to shop, retail therapy is not far from the door with Mawson Central Shopping Centre down the road plus an abundance of hip cafes, restaurants and take-away food kiosks. To sum it all up, with a shortage of available properties under \$400,000 within 15kms of the Adelaide CBD plus the added bonus of a guaranteed rent return with no property management fees makes this an attractive investment. Due to the nature of the tenancy, viewing is by appointment only. To view contact Justine on 0438 752 683. SA LISTINGS - A Smarter Way to GoRLA: 323838 Disclaimer: Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied on