

**4/37 Victoria Parade, Mawson Lakes, SA 5095**

**Raptis™**

**Sold Townhouse**

Friday, 25 August 2023

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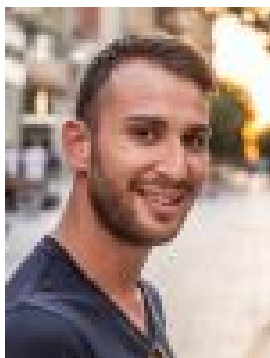
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 147 m2**

**Type: Townhouse**



Chris Raptis

## Contact agent

For those with their finger on the pulse, this trendy three-bedroom townhouse is sure to tick all the boxes. Set privately back from the street, with a spacious master bedroom and two further bedrooms, it presents as the dream downsizer, first home, or fuss-free investment. Security will not be a concern to you, with direct access through the automatically controlled roller door to (internal access) or the main front door. Find comfort in additional security alarm system if you choose to use. Moving through to open plan living, a spacious kitchen offers quality laminate benchtops, electric European oven, gas cooktop, undermount rangehood, stainless steel dishwasher and an abundance of storage for the master chef. You'll love the generous sliding doors opening to the Alfresco under the main roof, encouraging that indoor outdoor lifestyle and year-round entertaining. This near new home is built to the finest of standards. Comprised of 3 carpeted bedrooms, both with built in robes offer plenty of storage throughout. The main bathroom boasts a large shower and vanity with cupboards, this 2014-built home asks the question: why should you have to compromise on the finer things? Located only 15km from the city and just a short walk to bus stops, reputable schools and shops, you'll enjoy everything this townhouse has to offer. Significant Feature of the home include:- Additional guest parking in the complex- Garage with panel lift auto door - NBN available to area- Quality blinds throughout? Ceiling fans with lighting? Comfy carpets to all bedrooms? Dishwasher and plenty of storage to kitchen? Ducted reverse cycle a/c throughout? Just 20 minutes from the city? Large separate laundry? Neatly presented landscaped gardens to front? Ready to reside in or rent out as an astute investment? Remote and internal access to garage? Secure gated entry? Toilet and vanity downstairs? And much more. Specifications: CT / 6108/361 Council / City of Salisbury Built / 2014 Council Rates / \$894.95pa Emergency Services Levy / \$87.70pa SA Water Rates / \$142.10pa Strata/Community rates / \$496.49pa Strata/Community Manager / Strata Data Services Estimated rental assessment / \$450 - \$500 per week (written rental assessment can be provided) It is important to note this disclaimer upon you - as the potential purchaser/s to obtain independent professional advice as all information marketed, care of the property on behalf of the vendor/s has been sourced from external sources. Raptis Real Estate as authorized agents (RLA: 267938) is neither responsible for the content/s of the information, nor accepts liability to any party who might use or rely upon this information in whole or part of its contents of any errors or omissions including, but not limited to the land size, build size or dimensions, floor plans, building age and or condition or any other particulars of Interest.