

406/42-48 Garden Terrace, Mawson Lakes, SA 5095



Apartment For Sale

Wednesday, 27 March 2024

406/42-48 Garden Terrace, Mawson Lakes, SA 5095

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



William Fan

\$410k - \$450k Best Offers By 16/04

First Open Sat 30/03 @ 3:00pm - 3:30pm Best Offers by Tuesday 16th April @ 5pm (USP) Currently tenanted at \$450 per week until August 2024. One of the lucky few in this modern apartment complex to boast breathtaking view from its balcony and exclusive rooftop terrace, this 2-bedroom apartment is modern life living the way it should be, right in the heart of the highly sought after suburb of Mawson Lakes. You'll wake up to breathtaking sunrises and unwind to mesmerizing sunsets. The city skyline against the setting sun creates an ever-changing, captivating scene. Sleek contemporary design delivers unbeatable style and a spacious floorplan with generous open-plan living. This is an apartment that will truly appeal to those already living in the area and looking to downsize and equally represents a great opportunity for first home buyers and astute investors. The low-maintenance lifestyle requires nothing more than moving in, relaxing, and enjoying life.

Property Highlights:- 2 good sized bedrooms, both with built-in robes- Bedroom 1 complete with ensuite and bedroom 2 with direct access to main bathroom- Light filled open plan living/dining area with glass sliding doors leading through to the balcony- Modern kitchen with dishwasher and ample above and under-bench cupboard space- Immaculately kept main bathroom featuring floor to ceiling tiles- Ducted air conditioning throughout- Spacious balcony, perfect for outdoor entertaining while overlooking the views- Private rooftop entertaining area with low maintenance composite decking- Downstairs lobby with fob access and lift- Designated undercover parking

Located in the sophisticated & desirable pocket of Mawson Lakes where lifestyle and living options are classy and plentiful. Surrounded by local walking trails and waterways, this residence resides only a short stroll to popular facilities including Uni SA, Woolworth's, Romeos Foodland, medical centres, an abundance of coffee shops, restaurants, gyms, Mawson Lakes Tavern as well as easy access to Public Transport with a short 15 minute journey to the heart of the CBD.

Specifications: Council / CITY OF SALISBURY Built / 2008 Council Rates / \$304 pq Strata Rates / \$942.48 pq Strata Manager / Adelaide Strata & Community Management

*All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice.