

**5/13 Yates Street, Mawson Lakes, SA 5095**



**Unit For Sale**

Tuesday, 28 November 2023

5/13 Yates Street, Mawson Lakes, SA 5095

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 55 m2**

**Type: Unit**



Mike Lao  
0882811234



Tyson Bennett  
0437161997

**\$279,000 - \$299,000**

\*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser\*Virtual Tour Link: <https://my.matterport.com/show/?m=xHYtgG3K8D8>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Brendon Ly and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Brendon%20Ly%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this easy-care ground level unit promising a life of convenience, perfect for singles, couples, or an astute investor looking to grow their property portfolio. Situated within easy walking distance of shops and bus stops, this spacious property boasts tastefully modern interiors with air conditioning and large windows to catch the sunshine and fresh breeze throughout. The beautiful open plan living and meals space creates an inviting communal hub where friends and family can gather and spend quality time together. Cook a meal to share in the well-appointed kitchen featuring sleek cabinetry, tile splashback and an electric cooktop and oven.Both bedrooms are generously sized and fitted with ceiling fans to ensure comfort during summer. The master has a glass sliding door leading out to the private courtyard where you can sit and enjoy your morning cup of coffee. Considered design continues in the combined bathroom and laundry boasting a spacious step-in shower, built-in linen cupboard, vanity storage, and a toilet.Fantastic property features include:-Secure gated community with an electric gates and an intercom-Reverse cycle split-system air-conditioning in the open plan living-Ceiling fans in both bedrooms-Allocated car parking spaceThe heart of Mawson Lakes with a great selection of supermarkets, shops, dining options and amenities is an easy 10-minute walk away, as is Mawson Lakes School, the University of South Australia Mawson Lakes Campus and the local library. Mawson Lakes Golf and Country Club is within easy reach, as are transport links and major roads. Those who work in the CBD will enjoy a 20-minute (approx.) commute by train, and days at the picturesque Semaphore Beach are less than a 20-minute drive away.Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!Year Built / 2008 (approx)Land Size / TBAFrontage / 3.8m (approx)Zoning / HDN-Housing Diversity NeighbourhoodLocal Council / City of Salisbury Council Rates / \$1,172.11 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$83.25 pa (approx)Estimated Rental / \$450 - \$500 pwTitle / Community Title 6034/867Community Rates / Horner Management - \$296.95 pq admin & \$136.30 pq sinking (approx)Easement(s) / Subject to service easement for sewerage - See titleEncumbrance(s) / To Urban Renewal AuthorityInternal Living / 55.4sqm (approx)Total Building / 76.4sqm (approx)Construction / Brick VeneerGas / Not ConnectedSewerage / Mains Selling Investment For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/oggleO>Edge Realty RLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in.Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.