

**14/13 Yates Street, Mawson Lakes, SA 5095**



**House For Sale**

Monday, 13 May 2024

14/13 Yates Street, Mawson Lakes, SA 5095

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 88 m2**

**Type: House**



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**\$339,000 to \$359,000**

It is with great pleasure that Ray White Angle Vale & Elizabeth and 'Team Ulbrich' present this beautiful three-bedroom unit set in the bustling hub of Mawson Lakes. Situated on the middle level of the unit complex and offering spectacular views of the suburb whilst being only a short stroll away from Mawson Central, this opportunity will definitely impress you. It's currently achieving fantastic rental at \$500 per week, equating to \$26,000 annually. As you enter the home with floor to ceiling plane glass windows and linoleum flooring, you'll be met with the open plan living/dining/kitchen space. The kitchen is the ideal set up where preparing warm home cooked meals will allow you to keep an eye on all the action being had. The kitchen boasts ample cabinetry and bench space, quality stainless steel cooking appliances, perfect for the home chef and an island bench. The wall mounted TV in the living room will provide you with the entertainment you need whilst relaxing on the comfy couch that will alleviate your stress after a busy day out and about, while the split system reverse cycle air conditioning will keep you in utmost comfort all year round. Heading down the hallway you'll pass the linen cupboard, perfect for that extra storage then come across the laundry and bathroom which comprises of a sink and a shower with a separate toilet one room over. Around the corner you'll come across three individual lockable bedrooms all offering their own beds with inbuilt draws, bedside tables, wardrobes and work stations. The handy inclusion of individual fans with inbuilt lighting and outside balconies for all three rooms will allow individuals their own space and privacy when called upon. Being ideal for investors to rent out this set up for multiple University students with the University of South Australia located a stones throw away or for a young family to enjoy life in one of Adelaide's most admirable suburbs whilst the property continues to increase in value, this unit will most surely drum up significant interest from the lucky purchaser.

**FEATURES YOU WILL LOVE:**

- Strata : \$677.90 qtr
- Council rates : \$294 qtr
- 2008 build
- Rented out at \$500wk
- Middle level unit with spectacular views from all rooms
- Allocated parking space on the ground floor
- Gated community with pin code accessibility
- Linoleum flooring to living areas
- Kitchen with ample cabinetry and an island bench
- Wall mounted TV, sofa, coffee table and stools
- Quality cooking appliances
- Fridge
- Linen cupboard
- Laundry and bathroom with a basin and a shower
- Separate toilet
- Three lockable carpeted bedrooms with own furniture and fans
- All bedrooms with outdoor balconies
- Split system reverse cycle air conditioning to main living
- Mobarra Park an 8 minute walk
- Mawson Lakes School an 8 minute walk
- University of South Australia an 11 minute walk
- Shops and restaurants a 10 minute walk
- Public transport a 4 minute walk
- The Adelaide CBD only 18 minutes by train from Mawson Lakes Interchange

This family home is located close to shopping centres, local schools, sporting facilities and medical centres. With perfect street appeal, this property will surely be snapped up quickly. For more information or to book a viewing please contact Steven Ulbrich on 0484 277 674 today, or attend our scheduled open inspections. Want to find out where your property sits within the market? Have our multi-award-winning agent come out and provide you with a market update on your home or investment! Call Steven Ulbrich today or click on the following link:

<https://raywhiteanglevale.com.au/agents/steven-ulbrich/118894> To put an Offer to Purchase online please follow the link: <https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1>

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