

204/1-5 Euston Walk, Mawson Lakes, SA 5095

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 19 June 2024

204/1-5 Euston Walk, Mawson Lakes, SA 5095

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Derek Lee
0488465360



Kallan Bowshire
0475859510

\$440K

Best Offers By Wednesday 3rd July at 1pm (Unless Sold Prior). Holding arguably the best position of the highly regarded complex, this contemporary three-bedroom apartment is the epitome of 'lock up and leave' whilst offering a comforting home base or astute investment addition. Creating a safe haven with entry only granted by swipe card or intercom, an internal residents-only elevator and secure designated parking space behind remote gates, you'll feel reassured entering and exiting the building at all times of day or night. Open plan living and dining will act as a central hive for daily activity, alongside a sleek kitchen elevated by stainless-steel appliances, dishwasher and stone benchtops. Each bedroom sits upon plush carpets with the larger two boasting built-in robes, but it's the master that's deservedly blessed with use of a private balcony – also accessible from the living – that wraps around the perimeter to take in panoramic views. Mawson Lakes places an overall emphasis on community, delivering a lifestyle like few can by creating its own precinct full of shopping amenities, cafés, restaurants, fairways, childcare and education facilities. It's a lock up and leave lifestyle to be envied on Euston Walk. Even more to love:

- Secure, private complex
- Excellent investment potential
- Flexible third bedroom/home office
- Crisp, central bathroom
- Euro-style laundry
- Ducted R/C air conditioning
- Footsteps to bus stop, train station, Mawson Central, Golf Club & Uni SA
- Less than 25-minutes to the CBD

Year Built: 2008 Title: Strata Council: City of Salisbury Council Rates: \$1180 PASA Water: \$154 PQES Levy: \$102 PASA Strata Fees: \$1,026 PQ (Includes Gas & Water Usage) Disclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.