

**10/1 Mary St, Mawson Lakes, SA, 5095**



**Townhouse For Sale**

Tuesday, 3 September 2024

10/1 Mary St, Mawson Lakes, SA, 5095

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Beverley Philpott  
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## A Complete Package at an Affordable Price

Offering a blend of contemporary design with functionality and low maintenance living, this stylish townhouse is positioned right on the edge of Adelaide's vibrant northern suburbs is perfect for first-time buyers, professional couples, or investors looking for a hassle-free addition to their portfolio.

Downstairs is comprised of stylish kitchen complete with gas cooking, under bench oven, dishwasher, and breakfast bar overlooking the combined living and dining area. A sliding glass door allows seamless access to the outdoor area which is simple as it is but allows for some revitalisation.

Upstairs features three bedrooms, two of which include built-in robes for added storage. The master bedroom boasts a convenient ensuite, while the other two bedrooms share a full-size family bathroom.

### IN BRIEF:

- 2011 built three bedroom townhouse
- Master with BIR & ensuite
- Open plan living and convenient downstairs toilet
- Low maintenance living
- Ducted Reverse Cycle Heating & Cooling
- Secure garage with laundry facilities
- Additional parking in front of garage plus visitor parking
- Public transport accessible just moments away

The location of this property offers exceptional convenience, with easy access to Main North and Port Wakefield Roads simplifying your commute. Public transport is just meters away on Mawson Lakes Boulevard, and nearby walking trails along the Dry Creek path provide a scenic escape. The vibrant Mawson Lakes hub is also close by, offering a variety of shopping and dining options, as well as proximity to Uni SA and Technology Park.

Nearby schools include Mawson Lakes & Pooraka Primary School as well as Endeavour College and Roma Mitchell Secondary College.

### SPECIFICATIONS:

CT // 6055/900  
Zone // Suburban Business  
Built // 2011  
Council // City of Salisbury  
Council Rates // \$1,302.85 per annum  
SA Water // \$165.55 per quarter + usage to body corp  
Body Corporate Manager // Adcorp  
Body Corp Fees // \$192.38 per quarter  
Estimated Rent // Written assessment available upon request

DB Philpott Real Estate is proud to service the local area and if you are thinking of selling, give us a phone call to arrange a free no obligation market opinion.

If a land size is quoted it is an approximation only. You must make your own enquires as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquires and site requirements should be directed to the local govt. authority.

Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

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