

5/131 Mawson Lakes Boulevard, Mawson Lakes, SA 5095

Unit For Sale

Wednesday, 10 July 2024

5/131 Mawson Lakes Boulevard, Mawson Lakes, SA 5095

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 14 m2

Type: Unit



Ryan Ranger
0419363645



Mark Lands
0402209563

\$419,000 - \$439,000

Discover convenient living in the heart of Mawson Lakes with this amazing, low maintenance, two bedroom unit. Take in the lovely views from your balcony, and embrace the simplicity of living in style. This unit is your gateway to a lifestyle of convenience and comfort in a highly sought after location. Situated across the road to the serene Mawson Lake, you'll find yourself surrounded by a beautiful selection of amazing cafes and restaurants to satisfy your cravings. When it comes to your weekly grocery shop, you're spoiled for choice with Woolworths, Romeos Foodland, Aldi, and OTR all positioned conveniently close by. Quality education options in the area include the prestigious University of South Australia, Endeavour College and Mawson Lakes School. Mawson Lakes train station is also within close proximity to the property, providing you with a quick and easy commute to the Adelaide CBD for further shopping, entertainment and schooling options. Key features include: > The master bedroom features a walk-in robe and an ensuite. The second bedroom offers a large balcony, perfect for overlooking the stunning Mawson Lake and embracing the outdoors. > The open plan kitchen, dining and living room connect seamlessly to the balcony and offer space to relax and wind down with loved ones. > The kitchen comes equipped with a dishwasher, a double sink with Puratap, an electric cooktop and ample cabinetry. > Provisions and space for a washing machine. > Ducted reverse cycle heating and cooling throughout. > Garage parking for one vehicle. This property is currently tenanted for \$380 per week until the 23rd of January 2025. Details: Certificate of Title | 6035 / 138 Title | Community Title Year Built | 2008 Land Size | 14 sqm approx Cooktop | Electric Council | City of Salisbury Council Rates | \$321.74 pq Water Rates | \$165.55 pq Community Rates | \$TBC pq All information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.