



Mawson Lakes, 2/13 Yates Street

Exceptional Value, Solid Investment!



Situated in the heart of Mawson Lakes, this ground floor three bedroom apartment is just moments from the main shopping precinct, UNI SA, schools and public transport.

A wonderful location with bike trails, walking tracks, lush green reserves and creek to the rear of the complex, providing picturesque surroundings to be enjoyed!

Currently tenanted for \$460 per week this is an exceptional opportunity for the astute investor to diversify their portfolio!

Fixed lease until 09/06/2026 for \$460 per week

Features Include:

- * Bedrooms two and three with access to outdoor courtyard, all bedrooms with ceiling fans
- * Open plan kitchen/living area, kitchen with breakfast bar, oven and electric cooktop
- * Split system heating and cooling unit in the living area

For Sale
\$449,000

View
By Appointment

Contact
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LJ Hooker Property Specialists
(08) 8289 6660

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- * Large window overlooking front bushes
- * Keypad entry to central community carpark with allocated parking for one vehicle
- * Community laundry
- * Strata per quarter approx. \$685.30

Walking distance to public transport, schools, the business precinct, shops and supermarkets. Right in the heart of Mawson Lakes, this is the ideal set and forget investment property you've been looking for in such a desirable location!

Enquire today.

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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

More About this Property

Property ID	2C2CGJU
Property Type	House
House Size	72 m2

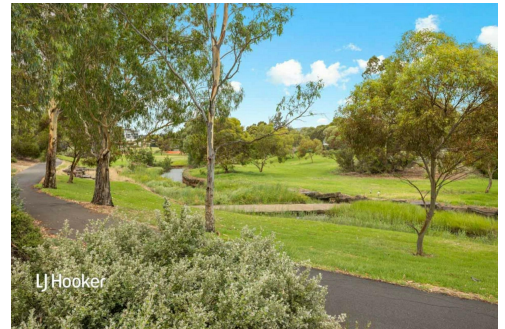
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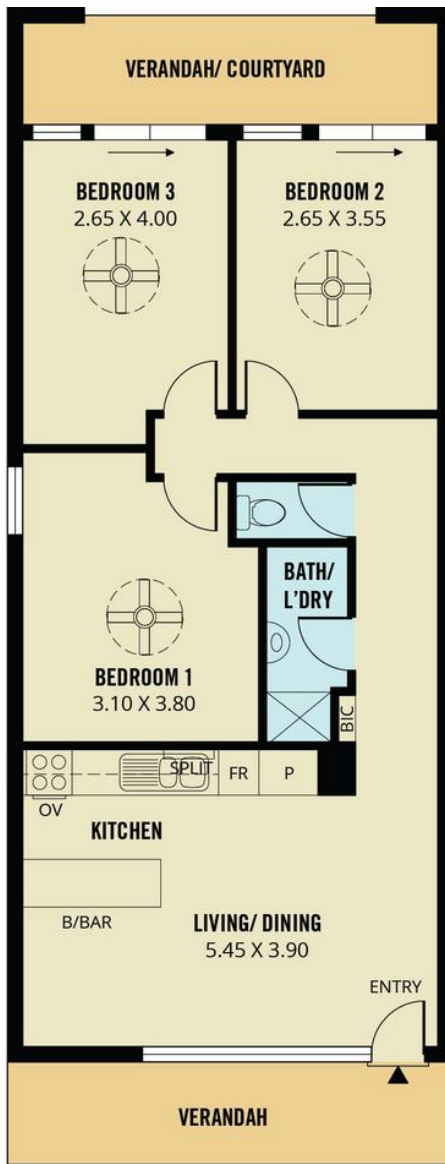
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TOTAL



Living



Verandah/
Courtyard

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by **The Fotobase Group**