

24/13 Yates St, Mawson Lakes, SA 5095

Sold - 18/04/2024

Unit 3  1  1 

## Thriving Hub of Education and Tech: 3-Bedroom Apartment in M

Strategically positioned within walking distance of Uni SA, Technology Park, and Mawson Lakes retail precinct, this fully furnished 3-bedroom apartment offers a prime investment opportunity. The apartment's layout and secure carport enhance its appeal to a wide range of tenants, while its location in a thriving hub of education and technology adds substantial value to your investment. Additionally, the area offers various dining and shopping options, making it an all-around attractive place to live.

**Open for Inspection**

By Appointment.

If you're seeking an investment property that promises reliable rental returns and long-term growth potential, this apartment deserves your attention.

### Key Features:

- Conveniently located near Uni SA, making it perfect for students
- Walking distance to Technology Park, ideal for professionals
- Enjoy shopping and dining at Mawson Lakes retail precinct, just a stroll away
- Three good-sized bedrooms for added comfort and convenience
- Bathroom thoughtfully separated from the toilet for practicality
- A well-equipped kitchen with generous storage and ample preparation space
- This 3-bedroom apartment comes fully furnished, ready to move in or rent out
- Benefit from a secure carport for added peace of mind
- This apartment offers a smart investment opportunity with reliable rental returns and long-term growth potential

The current lease ends on 07/04/2024, the rent is \$385/week.

The council rate is about \$294.15 quarterly.

The Strata fee is about \$685.30 quarterly.

The water supply and water sewerage is total \$153.7 quarterly.

Disclaimer - The information contained here is gathered from a source that we believe to be reliable. However, we cannot guarantee its accuracy and do not accept any responsibility for its accuracy. All interested parties should rely on their own independent searches and Legal advice. RLA 255949

### Listed By

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