



### A Gem!

\$426,000

Situated in the very popular and newly established Mawson Lakes estate, this immaculately presented, low maintenance townhouse is a rare find in today's market. Perfectly positioned in a quiet location, this modern home is within walking distance from schools, shops, caf?s, Uni SA's Mawson Lakes campus, and sports and recreation centres, and is within 15 minutes of the Adelaide CBD by train.

The property comprises 3 levels. The ground floor housing a single garage with auto door the laundry and alfresco entertainment area. The second floor contains an open plan living consisting of family/kitchen & dining area.

Serviced by 2 reverse cycle split systems, at either end. The Kitchen with stainless steel appliances dishwasher and stone bench tops. The top floor has 2 Double sized bedrooms both with reverse cycle split systems.

Bedroom 1 has its own ensuite and built in robe and bedroom 2 is located next to the family bathroom.

Currently tenanted \$360 per week

The opportunity to own a quality home in a fantastic location that offers access to all amenities is rare. You don't want to miss it so be quick and book your private inspection.

RLA 249396

### Upcoming Inspections

Inspect by appointment, contact agent.

### Land Size

52 m2

### Kies Real Estate

[enquiries@kies.com.au](mailto:enquiries@kies.com.au)

08 8523 3777

3A Adelaide Road, Gawler 5118

