

**212/6 Metro Parade, Mawson Lakes, SA, 5095**



**Apartment For Sale**

Wednesday, 20 November 2024

212/6 Metro Parade, Mawson Lakes, SA, 5095

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**

## Stylish Apartment in the Heart of Mawson Lakes

This fabulous second-floor apartment is a perfect opportunity for homebuyers and investors alike. Positioned just 20 minutes from the Adelaide CBD, it offers a secure and convenient lifestyle within reach of all amenities. With Air-phone audio access, two under-croft parking spaces, and a corner location with a southeast-facing balcony, this property combines practicality with contemporary appeal.

Step inside to discover an inviting open-plan living and dining area adorned with neutral tones, timber floating floors, and LED lighting. The seamless integration of the kitchen into this space creates a modern, functional hub for everyday living. The kitchen itself features stainless steel appliances, sleek glass splashbacks, soft-close cabinetry, and ample bench space, making it ideal for home cooks and entertainers alike.

The apartment offers three generously sized bedrooms, all equipped with built-in robes and stylish floating floors. The central bathroom is both functional and elegant, boasting a semi-frameless shower screen, contemporary fittings, and an under-bench space for a washing machine. A split-system air conditioner ensures comfort throughout the seasons, while an alarm system provides added peace of mind.

The private balcony offers an excellent spot to relax or entertain, with views over the neighborhood and enough space to enjoy outdoor dining or a morning coffee. Residents also enjoy exclusive access to the building's gym and pool/spa facilities, adding an extra layer of convenience and lifestyle appeal.

With secure building access, a gated car park, and two dedicated parking spaces, this apartment is designed to offer an easy, low-maintenance lifestyle.

Located in the vibrant community of Mawson Lakes, the property is surrounded by parks, trails, and the renowned lakes that define this suburb. Shopping, dining, and recreational options are close at hand, with the Mawson Lakes Transport Interchange and UniSA just a short walk away. Families will appreciate proximity to Endeavour College, Mawson Lakes School, and Parafield Gardens Primary and High Schools.

### Main Features:

- Second-floor corner apartment with southeast-facing balcony
- Secure building access and gated car park with two under-croft spaces
- Open-plan living and dining with neutral tones and LED lighting
- Modern kitchen with stainless steel appliances, glass splashbacks, and soft-close cabinetry
- Three spacious bedrooms, all with built-in robes
- Contemporary central bathroom with semi-frameless shower and laundry provisions
- Split-system air conditioner and alarm system for comfort and security

This stylish and functional apartment is perfect for first-home buyers, students, professionals, or anyone seeking a low-maintenance lifestyle. Investors will also be drawn to the strong rental demand in this highly sought-after location.

Don't miss the chance to secure a modern, well-appointed apartment in one of Adelaide's most convenient and connected suburbs. Arrange your inspection today!

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

### Property Details:

Council | SALISBURY

Zone | UN - Urban Neighbourhood

House | TBCsqm(Approx.)

Built | 2007

Strata | \$849 pq

Council Rates | \$1286.95 pa

Water | \$164 pq

ESL | \$108 pa