



DESCRIPTION

Four Storey Building Comprising Two Ground Floor Commercial Tenancies And Forty Residential Units Over Three Upper Levels.

- > 2 bedrooms and 2 bathrooms with extra utility room (either suit dining room or study room) - ideal for entertaining
- > 2.7m ceilings, 2 colour schemes to choose from
- > All large balconies, private gym, spa and sauna
- > First class appliances, reverse cycle air conditioning
- > Lift with secure access, atrium entertaining areas
- > Secure off-street parking with storage areas
- > Intercom facility, built-in-robos
- > Insinkerator - garbage shoots

AREA SNAPSHOT



KEY INVESTMENT FUNDAMENTALS

Capital Growth 13.9% | Yield 4.2% | Vacancy Rate 1.73%

- > Capital Growth 13.9% pa for residential property in Mawson Lakes over last 5 years
- > Population of 5000+ expected to double by 2010
- > Defence Housing demand for apartment rental properties
- > Infrastructure development promoting easy access to Adelaide CBD, Port Adelaide, Northern Industrial

PROJECT SUMMARY

Property address:	Lot 306 Light Common Mawson Lakes SA 5095
Name of developer:	Tritan Corporation
Construction:	Off the plan
Proposed settlement:	December 2009
Number of building levels:	4; Ground commercial Upper 3 levels residential
Title:	Community
Total number of apartments:	40
Total number of apartments available:	20
Floor area:	72- 89sqm
Car park/s per apartment:	1
Market price range:	\$315,000 - \$346,000
Security:	key card access to lift entry foyer/apartment, remote controlled secure parking, intercom
Council/Municipality:	Salisbury City Council
Amenities:	Gym, Sauna, Spa

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