

ML

MAWSON LINK





Located in the hub of Adelaide's Science and Innovation Sector,
and less than 15 kilometres from the city, Mawson Link is a
brand new way of living.

It's where you'll find first homes and forever homes, where the
best of innovation and lifestyle converge.





Overview

Description	8 Double Storey Homes
Project Status	Off Plan Sales
Completion Date	26 Weeks from Slab Pour
Council	City of Salisbury
Council Rates	P.O.A
Community Management Fees	P.O.A
Rental Range	\$340.00 - \$370.00 Per. Week
Priced From	\$329,500

Come Home to Innovation

Mawson Link is a brand new way of living. It's where you'll find first homes and forever homes, where the best of innovation and lifestyle converge. These brand new, beautifully designed townhouses scream modern living, offering the finest contemporary fixtures and spacious and inviting living spaces. This spacious floorplan offers 2 large bedrooms, and two bathrooms, plus an extra powder room for your guests. The open plan living continues onto a spacious balcony, bringing the outside in, creating a flexible indoor/outdoor entertaining area.

The external facades make a modern and opulent statement through the use of textural and natural tones. Mawson Link brings new meaning to low maintenance living, with small courtyards, that requires minimal upkeep, whilst still being able to enjoy the outdoors.

With contemporary urban architecture, Mawson Link holds distinctive characteristics that you won't be able to wait to come home to. These urban homes feature an open-plan layout filled with natural light and an undeniable feeling of space that harmonises perfectly with the metropolitan lifestyle of Mawson Lakes.



Location

Located in the hub of Adelaide's Science and Innovation Sector, and less than 15 kilometres from the city, Mawson Link is a brand new way of living. Situated in Adelaide's north, Mawson Lakes is approximately 6.3 square kilometres in size, and has 33 parks and reserves within its hub. It's population has seen a 22.1% growth over the last 5 years and has approximately 13,300 people inhabiting the suburb. The age bracket that dominates Mawson Lakes is 20-29 years old, and households are predominantly young couples and young families. The median house price average is \$457,000, and with an approximation of 58% of homes in Mawson Lakes being owner-occupied, and 42% being renters, it is a clear hub for property investment.

SOURCE: CORELOGIC Suburb Report - Mawson Lakes, December 2019



RETAIL AND EATERIES

Convenience is key, being located just a stones-throw from the Mawson Lakes Shopping Centre and the Esplanade, you have multiple opportunities for food, shopping and relaxation. With a large array of restaurants, cafes and fast food establishments on your doorstep, you'll be spoiled for choice.



PUBLIC TRANSPORT

Positioned perfectly, Mawson Link is just 400 metres from the train station and less than 50 metres from the nearest bus stop. Mawson Lakes Interchange is a hub for transport, with ample parking, petrol station, local cafes and walking distance from the shopping precinct. You can take a train just 22 minutes from the CBD, or find your ride to the local area by bus. The opportunities for transport are endless!

EDUCATION

Being the hub of science and innovation, Mawson Lakes provides boundless opportunities for education within its community. Home to the University of South Australia's Northern Campus, one of its 6 SA wide campuses, which educates as a whole 33,813 students and 5,745 international students every year. With Technology Park, and an expansive library, it also homes a variety of schools for all age groups. From pre-school, right through to tertiary education, Mawson Lakes is abundant with learning institutions bound to satisfy all ages and learning styles.

SOURCE: University of South Australia, Our Profile, December 2019



HARBOUR TOWN STYLE SHOPPING CENTER IN ADELAIDES NORTH

Developers are currently planning and executing the development on Main North Road, Parafield Airport. District Outlet Centre will offer a mixed retail experience, with 65 outlet tenancies available. Positioned on one of Adelaide's busiest main roads, it gives shoppers the opportunity to fill their retail therapy needs without having to travel to the other side of town to Harbor Town for discount outlets. Being adjacent to the largest Bunnings in South Australia, it really will be the one destination for all your shopping requirements. High quality designs and a fully enclosed centre creates comfort for every shopper and with an extensive food and beverage precinct, it ticks all the boxes for a day out.

SOURCE: District Outlet Centre Adelaide, www.districtoutlet.com.au, September 2019

NORTHERN CONNECTOR

The \$885 million-dollar Northern connector will be a multi-lane motorway providing vital freight and commuter links between the Northern Expressway, South Road Superway and the Port River Expressway. The project will focus on delivering economic benefits to the local South Australian community including creating 480 full-time jobs each year during construction. The super ways will link together suburbs cutting down travel times between the northern and southern suburbs as well as 3 lanes each direction!

SOURCE: Department of Planning, Transport and Infrastructure - Northern Connector Project, September 2019



Owning Your Own Home...

First Home Buyers, Student-Owner, Australian and Foreign investors, this is a rare opportunity to obtain fixed price, low-maintenance and state of art living townhouses! One of the last developments in the most desirable location in Mawson Lakes!

First home Buyers can take advantage of their \$15,000 First Home Owners Grant (FHOG) and the interest free government loan of \$10,000*. These costs pay for your interest and other upfront costs during construction. Being a Homestart accredited developer, this allows you to achieve home ownership on a low deposit from as little as \$3,000*. This development will also be attractive to overseas students coming to study, with low deposits, there will be a major benefit with no landlords, no property managers and inspections.



Premier location means great return on investment. Foreign investors and local investors alike take advantage of this fixed price house and land package**. With low fee subject to all FIRB approvals for foreign investors. Preordered depreciation schedule and suburb growth reports are available to all investors. With a university, technology park, public transport and many amenities will see great return on investment as well as equitable growth.



ML

MAWSON LINK

(*) (**) To the fullest extent permitted at law, EmCity Property is providing this contents on an "AS IS" basis and makes NO, and expressly disclaims all, representations or warranties of any kind, expressed or implied, with respect to this brochure or our website or the information, content, materials or products included in this brochure including, without limitation, warranties of merchant ability and fitness for a particular purpose. In addition, EmCity Property does not represent or warrant that the information accessible via this Brochure or our website is accurate, complete or current. Price and availability information are subject to change without notice. Except as specifically stated on this brochure or our website, to the fullest extent permitted at law, EmCity Property will not be liable for any damages to any person, organization, Visitor, third party or otherwise arising out of, or in connection with the use of this brochure, website or the information, content, materials or products included on either platform. This is a comprehensive limitation of liability applying to all damages of any kind, including (without limitation) compensatory, direct, indirect or consequential damages, loss of data, income or profit, loss of or damage to property and claims of third parties. Any promotions on offer by EmCity Property are not applicable to clients that have delayed title lots or are on savings plans. Terms and conditions apply regarding FHOG through relevant governing bodies including Revenue SA and FIRB.