

Love Where We Live – Mawson Lakes

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Kim Rondeau is proud to present this week's feature suburb - Mawson Lakes



Suburb Snapshot:

Population: 14,372

Distance to:

City: 12kms

Freeway: Port River Expressway – 3kms

Schools: Mawson Lakes Primary, Endeavour College, University of South Australia

Council Area: City of Salisbury

Why is your suburb so attractive for those looking to buy in the area?

Mawson Lakes is situated an easy 20 minutes to the hills, the beach or the city, with the lake providing a beautiful and serene place to go for a walk or to enjoy a picnic.

Whether you are looking for a modern home or investment property, Mawson Lakes has a lot to offer. This is a young, vibrant suburb, that has a wonderful blend of every nationality from around the world, and with community events that create a wonderful environment to live in.

Home styles vary from apartments, townhouses, and single or double storey homes. Whether you are a savvy investor, buying your first home, upsizing or downsizing, all home styles are in a range of prices to suit all budgets. Mawson Lakes has a high rental demographic of 41%, mainly due to the university being close by and our defence personnel considering Mawson Lakes a great area to live. You are able to work, shop, dine, send the children to school or attend the University, all within 6km.

What are the best places around your suburb to eat?

There are so many choices of restaurants and take away food suppliers, you can easily find a menu to suit. This is a suburb that eats out often! Some of the choices are: La Vita Restaurant, The Boatdeck Cafe, Caffe Primo, Indochina Thai Restaurant, The Mawson Lakes Hotel, Cafe Italiano, The Food Bar, Mr. Bulgogi Korean Restaurant, and Nik's BBQ on the Lake.

What's the best entertainment around?

The Mawson Lakes Hotel is a great place to have a meal with friends and they do functions too.

Walking trails abound in this city of walkers. Morning and night people are walking for fitness or leisure, and there are a multitude of fitness centres to join.

There are also bike tracks throughout the suburb and plenty of playgrounds for the children. The Mawson Lakes Golf Club and The Mawson Boat Club provide activities and memberships also.

We are about to welcome the grand opening of Mawson Lakes Central; a new shopping precinct that will house Foodland and specialty shops.

The golf course and rowing club provide activities and memberships. There are bike tracks throughout the suburb and plenty of playgrounds for the children.

Tell us about the property market in your area

I work as a Sales Agent and Property Manager with 7 years' experience in Mawson Lakes. We have watched the suburb extend and be filled with exciting new developments.



Mawson Lakes is actually divided into 5 villages. They are divided by the train line and either side of Elder Drive. The Bridges and the traditional central Mawson Lakes offer larger stately homes with water views. Single and two storey homes are in demand from discerning buyers that desire luxury.

New apartment blocks are springing up and cater for the busy professional or university student. Prices are steady and there are great opportunities for investors to secure quality tenants.



The land is fast running out with nearly all areas filled, however the council has been generous in providing open spaces for the community. Median house prices are rising and at the present time the median house price is 490k and the average price for rentals is \$380 per week. The area will continue to attract new occupiers as Technology Park and the University expand.



Why do you love working in your suburb?

I love working in Mawson Lakes because it feels like an independent community. Over the years I have met people new to Australia as studying singles and watched them evolve to professional workers with families. It is a great pleasure to help them from the beginning in their first rental, to later assisting with their first home purchase as they start families. Watching the suburb evolve and become a vibrant hub that meets the needs of residents is exciting and still changing.

Is there anything else people should know about your suburb?

Mawson Lakes started out as a sheep station over a hundred years ago and it is amazing how this platform has now evolved into a satellite city.

The Mawson Lakes Living Magazine provides locals with up to date information about events such as Technology Park, which is attracting new investment opportunities from companies such as SAAB.

Technology Park Adelaide is home to over 100 companies, creating a hub of defence and aerospace, advanced electronics and expertise in information communication technologies.

Mawson Lakes is more than a place to live, it offers a modern lifestyle and quiet serenity bundled into one special place.



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