

**11 Lorentz Court, Mawson Lakes, SA 5095**



**House For Sale**

Friday, 5 April 2024

11 Lorentz Court, Mawson Lakes, SA 5095

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 350 m2**

**Type: House**



Winston Coxon

0884828204

## Auction Sat 27th April

Ray White Salisbury is proud to present 11 Lorentz Court Mawson Lakes. Welcome to this pristine 3-bedroom villa nestled within the esteemed 'Sanctuary Estate' of Mawson Lakes. Boasting a prime location and an array of family-friendly features, this property offers the epitome of modern living in a picturesque setting.

**THE LOCATION:** Situated in the Sanctuary Estate, this villa enjoys access to a host of amenities and recreational facilities. Residents can explore nearby walking trails, wetlands, and playgrounds, creating an ideal environment for family life. Mawson Lakes Boulevard, just minutes away, offers a vibrant array of restaurants, cafes, and the renowned shopping precinct of Mawson Lakes. Quality primary and secondary schools, including Mawson Lakes Primary and Endeavour College, are conveniently located within walking distance. With close proximity to UNISA, Lyell McEwin, and Modbury Hospitals, as well as public transport options and the Adelaide CBD just 17km away, this location ensures both convenience and connectivity for residents.

**THE RESIDENCE:** This quality family home constructed in 2009 exudes elegance and functionality throughout. Step inside to discover a spacious and inviting interior, adorned with sleek porcelain tiles and illuminated by downlights. The open-plan living area seamlessly integrates with the well-equipped kitchen, featuring abundant cabinetry, state-of-the-art stainless steel appliances, and a stylish waterfall island benchtop with sink and pendant lighting. Three generously sized bedrooms offer plush carpeting for comfort, with the master suite boasting a walk-in robe and ensuite, while bedrooms 2 and 3 feature ample built-in robe space. The centrally located bathroom ensures convenience for family routines, while the adjacent laundry provides easy access to the side yard.

Outside, the paved verandah beckons for family entertaining, complete with a ceiling fan for added comfort. Neatly maintained lawns and garden beds enhance the outdoor space, while a garden shed and garage with rear yard access offer practical storage solutions.

**FEATURES:** Built in 2009 Ducted reverse cycle heating and cooling Roller blinds throughout for added privacy Sleek porcelain tiles and downlights Well-equipped kitchen with stainless steel appliances Three generously sized bedrooms, master with walk-in robe and ensuite Convenient central bathroom with separate toilet Paved verandah for outdoor entertaining Neatly maintained lawns and garden beds Garden shed and garage with rear yard access 5Kwh Solar System

Regarding price. The property is being offered to the market by way of Auction. We will supply recent sales data for the area which is available upon request via email or at the open inspection.

**Disclaimer:** Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale.

Don't miss the opportunity to experience modern living at its finest in the heart of Mawson Lakes. Contact Winston Coxon today for all enquiries and secure your dream home!