

# 14/2 Euston Walk, Mawson Lakes, SA 5095

## House For Sale

Monday, 29 April 2024

14/2 Euston Walk, Mawson Lakes, SA 5095

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Gerry Manning

## Expression of Interest

Discover the epitome of convenience and comfort with this immaculate modern townhouse, perfectly positioned in a premium location in the heart of the Mawson Lakes community, offering easy access with walking distance to local reserves, shopping and schools. Ideal for first-time homebuyers, small families, or savvy investors, this residence offers a seamless blend of functionality and style. The ground floor welcomes you with a thoughtful open-plan layout, perfect for both living and entertaining, while the 1st floor features 3 spacious double size bedrooms. Crisp timber grain floating floors, fresh neutral tones and quality downlights provide an appealing living space where a modern central kitchen offers service to both living and dining areas. Cook in contemporary comfort as you engage in socialise. Stainless steel appliances, subway tiled splash backs, double sink, wide Island breakfast bar and crisp modern cabinetry feature in this stylish, ergonomic kitchen. A clever hideaway European style laundry and handy powder room complete a value packed ground floor. Step outdoors to a tidy rear courtyard where a double carport with lock up automatic roller door offers sheltered accommodation for the family cars and a cosy court yard area provides a great spot to relax and enjoy the alfresco ambience. Upstairs, features 3 spacious bedrooms, all complete with fresh hard wearing carpets, ceiling fans and built-in robes. The master bedroom boasts its own ensuite bathroom and direct access to a delightful decked private balcony affording views over the local neighbourhood. A modern main bathroom will easily cater for those busy school and work mornings. If you're investing for success or looking for a great start-up opportunity then this stylish, modern townhouse offers a viable and attractive residential solution. Embrace low-maintenance living at its finest—simply move in and relish the comfort and convenience that this property affords. Briefly: \* Stylish double story townhouse in desirable and convenient location \* Perfectly positioned within walking distance to local schools, shopping and reserves \* Perfect for first-time homebuyers, small families or savvy investors \* Open plan ground level features sleek floating floors, fresh neutral tones and quality downlights \* Vibrant central kitchen offering service to both living and dining areas \* Kitchen features stainless steel appliances, subway tiled splash backs, double sink, wide Island breakfast bar and crisp modern cabinetry \* Clever hideaway European style laundry \* Handy ground floor powder room \* Ducted reverse cycle air-conditioning \* Cosy and secure rear courtyard \* Double carport with lock up roller door \* 3 spacious double size bedrooms to the upper level \* All bedrooms with hard wearing quality carpets, built-in robes and ceiling fans \* Bedroom 1 with vibrant ensuite bathroom and direct balcony access \* Full width decked balcony overlooking the local neighbourhood \* Bright main bathroom with modern amenities Perfectly located within walking distance to the parks, trails and recreational reserves that Mawson Lakes is famous for, offering the ideal location for your lifestyle, recreation, fitness and leisure. The Mawson Lakes Shopping Precinct and CBD are at your doorstep, great for your daily shopping and the perfect urban oasis for a casual weekend coffee. Public transport is readily available with both the bus and train accessible on foot. Mawson Lakes School is the zoned Primary School, conveniently located within walking distance, while Parafield Gardens High School is zoned for the growing teenagers. Quality private education can be found nearby at The University of South Australia, Endeavour College, Thomas More College and The Holy Family Catholic School. Specifications: CT Reference / TBA / TBA Council / City of TBA Zone / TBA Year Built / TBA Land Size / TBA m<sup>2</sup> approx Council Rates / \$TBA per annum SA Water Rates / Supply \$74.20 & Sewer \$TBA per quarter + usage Emergency Services Levy / \$TBA per annum Strata Fees. Admin Levy \$#### / Sinking Fund \$###.## Professionals Manning Real Estate 265 North East Rd Hampstead Gardens SA 5086. 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