

**14 Shoalhaven Circuit, Mawson Lakes, SA 5095**



**House For Sale**

Wednesday, 29 May 2024

**14 Shoalhaven Circuit, Mawson Lakes, SA 5095**

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 391 m2**

**Type: House**



Shaun Roberts

0435367534

**\$1,150,000 - \$1,250,000**

**\*\*Exclusive Pre-Market Viewing this Friday 31st May 2024, contact Shaun Roberts on 0435367534 to book your place and beat the rush of the open day: booking is essential\*\*** Exquisitely designed by boutique home builder 'Seville Homes' to showcase the entire gamut of luxury appointments available to their clients, this 2008-built 'show home' is the epitome of quality and sophistication. Spanning across two levels, with living spaces both upstairs and down with bi-folding doors enabling seamless flow to outdoor entertaining spaces for small or large gatherings. This truly is a home that allows you to take advantage of every season of the year, and caters for those looking for something just a little bit special. Features include: \* 3 Spacious bedrooms, master bedroom with vaulted ceiling, electric blinds, walk-in robe with custom cabinetry, ensuite bathroom with rainfall shower and stone benchtops \* Bedroom 2 with built-in robe, and ensuite bathroom with stone benchtops \* Bedroom 3 with built-in robe located downstairs \* Open plan lounge and dining room with bi-fold glass doors extending to the central entertaining area \* Built-in speakers throughout the home \* 1m x 1m tiles through the main living and kitchen area \* Luxurious island kitchen with stone benchtops, Miele appliances, rangehood, oven and coffee machine, with walk-in pantry \* Upstairs retreat/ second living area extends to outdoor tiled balcony with spectacular sunset views to the west \* Central alfresco entertaining with composite deck area, Beefeater BBQ, stone benchtops, outdoor sink and cupboards \* Study or home office located to the front of the home with stacked doors to private front courtyard another area to entertain guests and family or perfect for those working from home \* 2x Ducted reverse cycle air conditioning units for upstairs and downstairs spaces \* 6.5kw solar panel system along with 2 x 6.5kw batteries saving you \$\$ on your energy bills \* Home Management System available from App. \* Home alarm security \* Rear yard with established garden and trees \* Formal front garden \* Double auto garage with internal access to the home A rare find in this highly desirable suburb, a masterpiece of design and built to the highest standard ensuring this timeless modern luxury home will service your every need long into the future! Enquire today to avoid disappointment. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 208516