

**17/1-3 Mary Street, Mawson Lakes, SA 5095**

**House For Sale**

Thursday, 18 April 2024



17/1-3 Mary Street, Mawson Lakes, SA 5095

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 149 m2**

**Type: House**



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## Best Offers By 5pm Tuesday 7th of May, USP

Say hello to this modern and stylish three-bedroom townhome in the sought-after community of Mawson Lakes. Whether you are looking for your first home, a family residence, or an investment opportunity, this home is sure to cater to your needs. Step inside to be greeted by a front lounge room, boasting stylish flooring and sleek down-lights that span across the first floor. Venture further into the open-plan kitchen and living area, the heart of this home, providing a spacious and inviting space for everyday living and hosting gatherings. The kitchen boasts sleek and stylish aesthetics, featuring ample storage and sleek stainless steel appliances including a gas cooktop. The bench-top extends to form a breakfast bar with seating for up to five stools, providing the perfect spot for informal meals. Sliding glass doors seamlessly connect the interior to the exterior, where a cozy courtyard becomes a natural extension of the lounge space. This low-maintenance area ensures you can spend more time enjoying the fresh air and less time on upkeep. Discover three bedrooms upstairs, each adorned with plush carpeting, while two boast built-in wardrobes. The master bedroom offers direct access to the main bathroom, ensuring added privacy. Indulge in the sleek fixtures of the bathroom, featuring a corner shower and modern vanity, for a truly contemporary retreat. Location-wise, this home is hard to beat. Running errands becomes effortless with Mawson Lakes Central just a quick 5-minute drive away—a vibrant retail and dining destination hosting major retailers such as Woolworths, Aldi, and an array of specialty shops. Excellent schools are within easy walking distance, alongside the state-of-the-art UniSA Campus. For nature enthusiasts, numerous parks, lakes, and open spaces weave through the suburb, including the picturesque Mawson Lake with its scenic walking trail and waterside cafes. Plus, with the Adelaide CBD a mere 12 kilometers away, this location epitomizes convenience and lifestyle. Check me out:— Modern and low maintenance townhouse, 2011 built— Three bedrooms with plush carpet— Built-in robes to bedrooms 1 and 2— Light-filled, open plan kitchen, dining and living area— Stainless-steel appliances including dishwasher and gas cook-top— Formal lounge at front of home— Bathroom with modern fixtures— Second toilet on ground floor— Private and low-maintenance yard— Ducted air-conditioning— Lockup single carport— Close to shopping, parks and great schools— And so much more... Specifications: CT // 6055/907 Built // 2011 Land // 114 sqm \* Build // 149.1 sqm \* Council // City of Salisbury Nearby Schools // Mawson Lakes School, Pooraka Primary School, Roma Mitchell Secondary College On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Joshua Faddoul – 0417 785 277 [joshuaf@eclipse realestate.com.au](mailto:joshuaf@eclipse realestate.com.au) Michael Viscariello – 0477 711 956 [michaelv@eclipse realestate.com.au](mailto:michaelv@eclipse realestate.com.au) RLA 277 085