

**18 Shearwater Drive, Mawson Lakes, SA 5095**



**Sold House**

Sunday, 22 October 2023

18 Shearwater Drive, Mawson Lakes, SA 5095

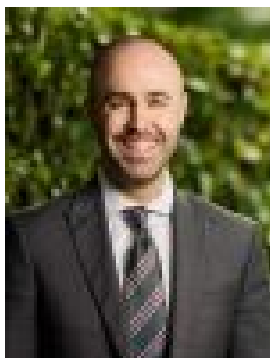
**Bedrooms: 3**

**Bathrooms: 2**

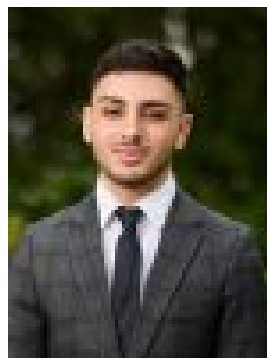
**Parkings: 2**

**Area: 264 m2**

**Type: House**



Nick Borrelli  
0861871302



Cristian Aloisi  
0431465222

**\$725,000**

Get ready for a luxurious waterfront living in this stunning 2 story residence, perfectly located in the prestigious Shearwater Estate and boasting absolute lakefront views over the adjacent parklands, walking trails and sparkling waters of Shearwater Lake. 3 spacious bedrooms and 3 generous living areas will provide more than enough space for the growing family, while ducted reverse cycle air-conditioning ensures your year-round comfort. Relax in every day comfort in a delightful light filled family room where a stunning modern kitchen overlooks, boasting views to the front yard and lake beyond. Sleek tiled floors, fresh neutral tones and LED downlights create a bright contemporary ambience, while sliding glass doors offer a seamless integration between indoor and outdoor living. Cook in style in a sleek modern kitchen offering composite stone bench tops, stainless steel appliances, custom tiled splash backs, timber grain cabinetry, double sink with filtered water and a raised wraparound breakfast bar. Adjourn to the formal lounge and enjoy the movie, or soak up the sun in a lush and leafy front yard overlooking the lake and reserve. Upstairs boasts 3 generous bedrooms, all double bed capable, all with fresh quality carpets and built-in robes with mirror panel doors. The master bedroom features a bright ensuite bathroom and private balcony with uninterrupted lake and hills views. An upstairs retreat will give the kids ample space to do their homework while a full main bathroom caters for those busy school and work mornings. The home is completed by a double garage with auto roller door, ground floor powder room, walk-through laundry with exterior access, under stair storage area and off street parking in the driveway for 2 additional vehicles. A rare and exciting offering in a very tightly held location, this one is well worth your inspection. Briefly:

- Luxurious double story townhouse in fabulous Lakeside location
- Uninterrupted views over the lake and to the hills beyond
- 3 spacious bedrooms and 3 separate living areas
- Formal lounge with sliding door to central courtyard
- Open plan family/dining room with kitchen overlooking
- Family room with sleek tiled floors, fresh neutral tones and LED downlights
- Kitchen features composite stone bench tops, stainless steel appliances, custom tiled splash backs, timber grain cabinetry, double sink with filtered water and raised wraparound breakfast bar
- Delightful alfresco portico overlooking lush and leafy front yard and lake beyond
- Upstairs retreat/lounge, perfect for teens and kids
- 3 spacious double size bedrooms, all with quality carpets and built-in robes (mirror doors)
- Master bedroom with private balcony overlooking the lake plus bright ensuite bathroom
- Full main bathroom and downstairs powder room
- Ducted reverse cycle air-conditioning
- Clever walk-through laundry with exterior access
- Double garage with auto roller door

Perfectly positioned overlooking Shearwater Lake & Reserve, providing outstanding botanic and community spaces for your leisure, exercise and recreation. The Mawson Lakes shopping precinct is only a few minutes away with its modern facilities and evolving cafe and dining sector. The zoned primary school is Mawson Lakes School and the zoned secondary school is Parafield Gardens High School. The University of South Australia, Mawson Lakes Campus is only a few minutes away as are quality private schools including Holy Family Catholic School, Thomas More College & Endeavour College. Zoning information is obtained from [www.education.sa.gov.au](http://www.education.sa.gov.au) Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details: Council | SALISBURY Zone | HDN - Housing Diversity Neighbourhood \\ Land | 264sqm (Approx.) House | 243sqm (Approx.) Built | 2002 Council Rates | \$1698 pa Water | \$236 pqESL | \$TBC pa