

22 Blue Wren Circuit, Mawson Lakes, SA 5095

House For Sale

Tuesday, 14 May 2024



22 Blue Wren Circuit, Mawson Lakes, SA 5095

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 352 m2

Type: House



Benjamin Philpott
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\$680,000 - \$720,000

Embrace the community and lifestyle that is Mawson Lakes with endless walking trails, wetlands to discover and a variety of popular cafes and eateries. Less than 1.5km from the suburb hub, you'll find this delightful 2002 courtyard home on Blue Wren Circuit surrounded by quality homes. The master bedroom is positioned to the front of the home and features a walk-in robe and ensuite as one would expect. Bedrooms two and three as positioned further down the passage, both include built-in robes and are separated by the full size, family bathroom. A formal lounge offers an additional living area with sliding doors that open to a private courtyard providing room for the growing family to find their own space. To the rear of the home is the well sized, open plan living and dining area complete with bay window and sliding door through to the back yard. The living area is overlooked by the well-equipped kitchen that features wall oven, gas cooking, breakfast bar, and corner pantry. The back yard offers an easy to maintain area perfecting for entertaining. Both the highly regarded Mawson Lakes School & Endeavour College are situated within the suburb catering to both primary and secondary schooling as well as the UniSA Mawson Lakes campus. Public transport is just a few steps away on Mawson Lakes Boulevard and there are numerous sporting clubs and a golf course nearby. Currently tenanted to July 2024, you can buy as an investor or owner occupier. SPECIFICATIONS: CT // 5857/100 Zoning // Housing Diversity Neighbourhood Land // 352sqm Built // 2002 Council // City of Salisbury Council Rates // \$2,065.35pa SA Water // \$169.37pq + usage ESL // \$143.70pa Tenancy // Leased to 22/07/24 at \$480pw DB Philpott Real Estate is proud to service the local area and if you are thinking of selling, give us a phone call to arrange a free no obligation market opinion. If a land size is quoted it is an approximation only. You must make your own enquires as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquires and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 46442