

**26 Ellis Lane, Mawson Lakes, SA 5095**



**House For Sale**

Tuesday, 7 May 2024

26 Ellis Lane, Mawson Lakes, SA 5095

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 188 m2**

**Type: House**



Mike Lao  
0882811234



Brendon Ly  
0447888444

**\$649,000 - \$699,000**

\*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser\*Virtual Tour Link: <https://my.matterport.com/show/?m=Xf1U6L9swfe>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Brendon Ly and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Brendon%20Ly%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this modern two-story home facing a beautiful reserve, offering picturesque views and an abundance of features tailored for comfortable living. Ideal for families, first home buyers, and investors alike, seize this opportunity to make this contemporary 3-bedroom haven your own. Step into the inviting living area on the lower level, adorned with plantation shutters, LED downlights, and elegant timber flooring. Sliding doors seamlessly connect this space to the front alfresco, where you can unwind while enjoying the serene views of the neighbouring reserve, or retreat to the private rear patio for intimate gatherings with loved ones. The open-plan kitchen is a focal point of this home, designed to bring families together and entertain guests effortlessly. Equipped with a gas cooktop, electric oven, dishwasher, double sink with 3-way Puratap mixer tap, walk-in pantry, and a convenient island bench with breakfast bar, this kitchen is every chef's dream. Upstairs, discover a secondary living room illuminated by a skylight and complemented by a large built-in cupboard. Three bedrooms await, including a luxurious master bedroom boasting a private balcony with stunning views, a walk-in robe, and a three-piece en-suite. Bedrooms 2 and 3 feature built-in robes, while the main bathroom offers a step-in shower, bath, toilet, and vanity. For added convenience, a third toilet is located downstairs adjacent to the laundry. Indulge in the breathtaking views that surround this home, offering moments to savor and cherish with every glance. With ducted reverse cycle air-conditioning throughout, an extra-wide double carport with automatic roller door and rear lane access, this property offers both comfort and convenience for the whole family. Key features you'll love about this home: - Ducted reverse cycle air-conditioning with 5 zones - Front alfresco and balcony with views of Dry Creek Reserve - Rear patio with artificial lawn and a shade sail - Plantation shutters on all downstairs windows and sliding doors - Master bedroom with walk-in robe, private balcony and en-suite - Extra wide double carport with an automatic roller door and rear lane access Start envisioning your new lifestyle in this idyllic retreat! Mawson Lakes is a family-friendly suburb renowned for its reserves and convenience to shopping, schools and amenities. Dry Creek Reserve is on your door step while Elder Drive Reserve is a short walk away and Mawson Lakes Interchange and shopping at Mawson Lakes Central are within easy reach. A host of schools including Mawson Lakes School, Endeavour College and UniSA are closeby and it's less than a 30 minute drive to the Adelaide CBD. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 2010 (approx) Land Size / 188sqm (approx) Frontage / 7.5m (approx) Zoning / HDN - Housing Diversity Neighbourhood Local Council / City of Salisbury Council Rates / \$1,798.85 pa (approx) Water Rates (excluding Usage) / \$628.36 pa (approx) Es Levy / \$131.60 pa (approx) Estimated Rental / \$650-\$710pw Title / Torrens Title 6003/97 Easement(s) / Nil Encumbrance(s) / To Urban Renewal Authority - See Title Internal Living / 176.2sqm (approx) Total Building / 250.7sqm (approx) Construction / Rendered Gas / Connected Sewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/HrOnCtlf> this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts. Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: [https://www.edgerealty.com.au/Edge Realty RLA256385](https://www.edgerealty.com.au/Edge%20Realty%20RLA256385) are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in. Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.