

26 Phillipson Circuit, Mawson Lakes, SA 5095



Townhouse For Sale

Wednesday, 24 April 2024

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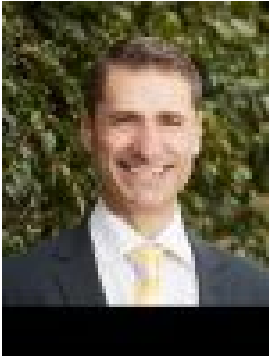
Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 210 m2

Type: Townhouse



Marz Harkotsikas
0883496688

Auction (USP)

MARZ HARKOTSIKAS Meticulously Maintained by Original Owners & Big Double Bedrooms throughout. Welcome to 26 Phillipson Circuit, Mawson Lakes, a stunning architecturally designed double-storey dwelling tucked away at the end of a quiet street, surrounded by the tranquillity of beautifully green parklands and expansive, uninterrupted views across the Dry Creek Wetlands. Sounds like paradise, doesn't it? And it certainly is, with the modern, spacious, fully fenced and low maintenance home of near 180m² and its flexible floor plan designed for today's care-free living. Open the door to your future...and an entrance hall that leads to a spacious and airy open plan living and dining area, flanked on the one side by a modern kitchen with double basin, convenient casual meals counter, gas cook top, dishwasher & microwave provision; and on the other a veranda leading to a bright paved courtyard featuring mature, raised flower beds. Upstairs, you're immediately embraced by a touch of indulgence delivered by a fit-for-purpose study, a pristine bathroom of shower and bath and three generous bedrooms, the master with a walk-in robe and a delightful east-facing balcony bathed in soothing early morning calling you in for a contemplative coffee to start each day. Meticulously maintained by the original owners, this is a home that is, indeed, a slice of paradise!

KEY FEATURES- Ducted Air Conditioning Throughout and both Levels.- Architecturally designed double storey family home- Airy open plan living where conviviality is sure to abound- Spacious master bedroom, with Large ensuite, walk-in robe and Juliette balcony- All Bedrooms are double sized with built in robes.- Secure Garage and extra off street parking on driveway.- Internal Access from Garage keeping you out of the weather.- Guest Powder room and 3rd toilet on ground floor. **LOCATION-** At one with nature, surrounded by reserves, creeks and tranquil walking trails- A wilderness setting, yet a short and effortless stroll to Mawson Lakes' business, retail and hospitality precinct bursting with eclectic cafes and restaurants, and a choice of supermarkets - An amble to nearby train and bus stations that will have you in the city within 30 minutes- Close to excellent public and private schools and Mawson Lakes' UniSA campus

The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) At the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) At the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale. The Vendor & the Vendor's Agent reserves the right to refuse entry.