

**27 Phillipson Circuit, Mawson Lakes, SA 5095**



**House For Sale**

Monday, 15 April 2024

27 Phillipson Circuit, Mawson Lakes, SA 5095

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 272 m2**

**Type: House**



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## Best Offers By Tuesday 7th May 12:00PM

Laying claim to one of the most coveted positions in this designer residential enclave where a sweeping, second floor terrace alfresco captures scenic views across Mawson Lakes' iconic wetlands and walking trails - 27 Phillipson Circuit delivers a gleaming urban sanctuary of flawless style and custom-designed lifestyle feature. Behind a commanding, corner block presence, discover a well-contained ground level complete with 2 spacious bedrooms, full bathroom with relaxing bath, and light-filled family room helmed by wide glass sliders to an airy patio overlooking lush greenery. Whether hosting interstate guests is on the agenda or you're a growing family, this wonderfully functional bottom floor provides exceptional privacy fused with laidback entertaining options from a picture-perfect spot to curl up with the latest bestseller by day, or enjoy weekend blockbusters with the kids by night. But a tiptoe upstairs reveals the true modern marvel that elevates this address to an enviably high standard. Spilling with natural light and sparkling against a crisp white-on-white palette, fall in love with impeccable, open-plan entertaining finesse. Headlined by a luxury chef's zone wrapped in thick stone waterfall bench tops and finished with gleaming stainless appliances, this foodie hub is ready to handle the morning rush, provide company while you cook, as well as inspire culinary triumphs as much as Friday night cocktail hour to kickstart your weekends. Together with a seamless dining, living and alfresco experience savouring picturesque treetop views, and secluded master wing featuring luxe ensuite... the well-conceived design, layout and lifestyle potential here cannot be overstated. Aside from securing such a property in such utterly beautiful surrounds, this whisper-quiet pocket is still just a leisure stroll to popular local cafés and eateries, a stone's throw to the vibrant heart of Mawson for easy access to all your shopping essentials, while both the North-South Motorway, as well as city-bound train lines make commuting to Adelaide CBD an absolute breeze.

**FEATURES WE LOVE**

- Stunning open-plan kitchen, dining, and living combining for one elegant entertaining hub
- Effortless alfresco flow to the lofty and sweeping terrace featuring striking ceiling panelling, ambient LED downlights, and incredibly scenic views as you enjoy unrivalled morning coffee routines, sunny lunches and vino-inspired evenings with friends
- Designer chef's zone flush with stone bench tops and waterfall breakfast bar, abundant cabinetry and cupboards, and stainless appliances including dishwasher
- Decadent master bedroom featuring dual BIRs and luxe ensuite
- 2 additional spacious ground floor bedrooms, both with durable carpets and BIRs
- Light-filled family room opening to a lovely verandah patio offering more beautifully leafy outlook
- Modern main bathroom featuring floor-to-ceiling tiling, as well as separate shower and bath
- Practical laundry with storage, private drying courtyard, upstairs guest WC, and premium AC units in every bedroom and living space
- Superb corner block positioning with dual porchways and double garage entry

**LOCATION**

- Incredible access to manicured walking trails and leafy reserves encouraging an active, outdoors lifestyle
- Walking distance to local cafés and eateries, and around the corner from Mawson Lakes' bustling centre where you'll find all your supermarkets, boutique shops and amenities
- Close to Mawson Lakes Primary and 5-minutes to Parafield Gardens High
- Great access to the North-South Motorway, as well as Mawson Lakes Train Station to zip you into city in a flash

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 | 148sqm (Approx.) House | 272sqm (Approx.) Built | 2013 Council Rates | \$1998.6 pa Water | \$498.90 pq ESL | \$292.85 pa