

28 Blue Wren Circuit, Mawson Lakes, SA 5095

NOAKES
NICKOLAS

House For Sale

Thursday, 25 January 2024

28 Blue Wren Circuit, Mawson Lakes, SA 5095

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Callan Eames
0431471470



Matt Brook
0490677015

Best Offers By 12/2 (USP)

Best Offers By Monday 12th of February at 1pm (Unless Sold Prior). Positioned on a low maintenance 267sqm parcel within a private Mawson Lakes circuit, this charismatic character reproduction delivers nostalgic charm and modern versatility to its lakeside surrounds. Highlighting a hint of blue to remain true to its street name, the stone façade, federation front porch and bullnose verandah create a graceful first impression, framing a contemporary floorplan that is certain to impress a comprehensive range of buyers. Three bedrooms bookend the entrance, beginning with a master boasting walk-in robe and ensuite, closely followed by two further bedrooms enjoying built-in robes and a central main bathroom of their own. Warm floating floors lead through to an open plan living and dining zone occupying the remainder of an expansive rear footprint, where the well-appointed kitchen keeps you close to your company. Completely low-maintenance, the paved yard is blessed with a north-facing orientation, brightening your morning coffee and evening wine spot, whilst the undercover carport extends to a verandah that lets you continue to enjoy an outdoor BBQ rain, hail or shine. Surrounded by a tight-knit neighbourhood of other modern, like-minded homes, you'll love living your life within this slice of suburbia - brimming with scenic walks around Shearwater Lake, shopping amenities, restaurants, cafés and fairways, whilst the city is easily accessible via a nimble train, bus or car ride. Even more to love:- North-facing rear aspect- Excellent investment potential- Secure carport- Alarm system installed. Currently disconnected and not in use- Stainless-steel gas cooktop & dishwasher- Walk-in pantry- Separate bathtub & toilet- Ducted air conditioning & gas heating- Undercover entertaining- Low maintenance garden beds- Garden shed- Just 15-minutes to the CBD via nearby train station- Walking distance to Mawson Lakes Primary, Preschool & University- Zoned for Mawson Lakes Primary and Parafield Gardens High School Land Size: 267sqm Year Built: 2002 Title: Torrens Council: City of Salisbury Council Rates: \$1759.33 PA Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.