

**3/8-11 Silverbirch Place, Mawson Lakes, SA 5095**



**Sold Townhouse**

Wednesday, 8 November 2023

3/8-11 Silverbirch Place, Mawson Lakes, SA 5095

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 112 m2**

**Type: Townhouse**



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**\$515,000**

Situated in the 'Peppercorn Estate' of Mawson Lakes with easy access to Mawson Lakes Boulevard, schools, UNI SA, parks, walking trails and public transport is this convenient three-bedroom townhouse providing a low-maintenance, care-free lifestyle. Enjoy open-plan, downstairs living with an additional outdoor courtyard for a BBQ over summer with friends all bedrooms are located upstairs with the master bedroom featuring its own balcony and direct access to the main bathroom. Features include: \* Three bedrooms upstairs, with a central two-way bathroom\* Master bedroom with built-in robe and balcony\* Ducted reverse cycle air conditioning \* Family room with adjacent meals area\* Modern island kitchen with cupboard pantry, gas cooktop and oven, dishwasher\* Courtyard for outdoor entertaining \* Double garage accessible via rear laneway\* Laundry and second toilet located downstairs Ideal for first-home buyers looking to get into the property market, downsizers or astute investors looking to add to a growing rental portfolio. This home is sure to appeal to many. Enquire today! 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.RLA 208516