

3 Elder Circuit, Mawson Lakes, SA 5095



Sold House

Thursday, 19 October 2023

3 Elder Circuit, Mawson Lakes, SA 5095

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 313 m²

Type: House



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Craig Stirna
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\$730,000

Positioned on a coveted corner within a private Mawson Lakes circuit, this exceptional cottage reproduction delivers nostalgic charm and modern versatility to its easy-care 313sqm (approx.) allotment. From the street, a wrap-around porch and bullnose verandah create a graceful first impression while framing a three-bedroom footprint that is certain to impress a comprehensive range of buyers. Two spare bedrooms upon plush carpets begin the contemporary footprint, centrally serviced by a three-way bathroom that separates bathtub, toilet and vanity for both family and guest convenience. From here, warm floating floors lead through to an expansive open plan living and dining zone, headlined by a well-appointed kitchen fitted with quality Baumatic induction cooktop, under bench oven, Smeg dishwasher, filtered water tap and granite benchtops. The rear master grants the heads of the house their own private wing, taking you from night to day within generous proportions that extend to an ample walk-in robe, modern couple's ensuite and a radiant backyard outlook. Waiting to brighten each day as you sip your morning espresso, the paved outdoor pavilion lets the north-facing sunshine in and keeps the rain out, enjoying the best of the surrounded irrigated garden beds and no-maintenance patch of lawn. You'll soon become duly accustomed to the Mawson Lakes lifestyle, 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:

- Excellent investment potential
- Built-in robes to bedroom 2
- Spacious laundry with direct service yard access
- Easy-care, irrigated front & rear garden beds
- Ducted Breezair evaporative A/C
- Ducted gas heating with wifi control function
- External roller shutters
- Just 20-minutes to the CBD
- Walking distance to Mawson Lakes Primary, Preschool & University
- Zoned for Parafield Gardens High School

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 322799 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 | CITY OF SALISBURY Zone | [Housing Diversity Neighbourhood](#) Land | 313sqm (Approx.) House | 185sqm (Approx.) Built | TBC Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa