

3 Gover Lane, Mawson Lakes, SA 5095



House For Sale

Friday, 14 June 2024

3 Gover Lane, Mawson Lakes, SA 5095

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 255 m2

Type: House



Darren Pratt
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Sheridan Huddy
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Online Auction | Unless Sold Prior

Team Pratt are proud to showcase 3 Gover Lane, Mawson Lakes. Presenting the embodiment of elegant, sophisticated living, situated in the heart of the lively 'Shoalhaven Estate' of Mawson Lakes. This two storey residence is truly impressive, designed with articulate architecture and modern fixtures and fittings for the astute investor, first home buyer and families alike. With quality furnishings throughout, the first floor exudes timeless elegance by seamlessly combining the contemporary light filled living areas to the outdoor alfresco, ideal for any formal or informal occasion. The enviable kitchen is equipped with modern appliances, a caesar stone benchtop, a glass splashback and plenty of cabinetry to ensure your space is simplified for all your culinary experiences, while the open planned living, dining and games room are sure to impress your guests, with plenty of room for children or simply hosting the largest of gatherings. Moving into a realm of relaxation, the second storey offers three generous sized bedrooms and a second living area for when you need a moment of privacy. For those searching for simple, established living, look no further. Situated on a securely fenced allotment, with a double garage and a low maintenance backyard, all you need to do is move in and enjoy! The attention to detail to ensure ease of comfort remains unparalleled at 3 Gover Lane, with features including zoned ducted reverse air conditioning, additional space for 2 fridges in the laundry area, gorgeous timber flooring, a 5 Kilowatt solar system and a massive 6m x 7.40m garage with the ability to comfortably store 2 vehicles and plenty of storage, just to name a few. Located in the sought after suburb of Mawson Lakes, you are positioned only moments away from delicious eateries, shopping precincts, public transport facilities and quality schools. Take advantage of the many nearby parks and reserves, including the picturesque Greenfields Wetlands, just a five-minute walk from your front door. Being under a 30 minute commute* to the Adelaide CBD via the expressway, 3 Gover Lane ensures a convenient lifestyle for its residents. We encourage you to inquire your interest to Darren Pratt on 0428 881 406 today!

Features include:

- A sophisticated four bedroom residence, with room one and two equipped with walk in robes and room three with a built in robe
- Gorgeous master bedroom with french styled doors, a walk in robe and stylish ensuite with a double vanity!
- Main bathroom situated on the second storey with a bath, shower and separate toilet
- Second private living room on the second floor
- Upon entry, you are greeted by the light-filled contemporary kitchen, dining and living area, with spotted gum flooring and access to the undercover verandah for informal and formal entertaining!
- The kitchen has been designed with a caesarstone benchtop that doubles as a breakfast bar, a glass splashback, plenty of cabinetry, a built-in microwave and a 900mm Bosch oven and a ceramic cooktop for the culinary enthusiasts!
- An enviable gaming room with a pool table, ideal for cosy nights in or entertainment for your guests!
- Large work from home study area or potential fourth bedroom with storage under the stairs
- Laundry area with room to fit 2 fridges!
- Undercover verandah with gas and water provisions for an outdoor BBQ or kitchen
- LED downlighting throughout the residence
- Ducted reverse cycle air conditioning zoned to the entire home
- Easily maintainable backyard, with rear access to the garage
- 6m x 7.40m garage, created to fit 2 vehicles and plenty of room for storage or shelving
- 5 Kilowatt solar panels with 50c feed into tariff saving you plenty of money on your electricity bills!

More Info: Built - 2010 Land - 255 sqm (approx.) House - 238 sqm (approx.) Zoned - UN - Urban Neighbourhood Council - SALISBURY To register your interest please phone Darren Pratt on 0428 881 406 or Sheridan Huddy on 0435 011 267. The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your inquiry and look forward to hearing from you.

*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. 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. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. RLA 284373