

**315 Mawson Lakes Boulevard, Mawson Lakes, SA
5095**



House For Sale

Wednesday, 10 April 2024

315 Mawson Lakes Boulevard, Mawson Lakes, SA 5095

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 424 m2

Type: House



Shaun Roberts
0435367534

Auction Saturday 27th April at 1pm on-site

Auction Location: On-site Situated in the heart of Mawson Lakes is this ultimate family residence combining convenience for those who may be looking to work from home and space to relax, unwind and entertain with family and friends. With a large decked entertaining space, outdoor BBQ and kitchen for those who love cooking and hosting family events, an undercover spa, shower and sauna/steam room you can relax and unwind in the comfort of your own home. The converted garage with tiled floors and glass doors is perfect for someone looking for a stylish home salon, with power provision, sinks and store room. Offering good size bedrooms, the master downstairs with ample space and two-way access to ensuite bathroom, an additional teenagers or guest room downstairs with ensuite bathroom, and two additional rooms upstairs with third bathroom and upstairs living or home theatre room. Features include: * 4 Bedrooms, master bedroom downstairs with spacious parents retreat and built in robe and plantation shutters * Bedroom 2 and 3 with built in robes and main bathroom upstairs * Bedroom 4 with built in robe and ensuite bathroom downstairs * Open plan family and meals area * Stylish modern kitchen with island bench, Caesarstone benchtop, oven and gas cooktop, and dishwasher * Second living area upstairs with balcony * Ducted reverse cycle air conditioning and split system A/C units * Large outdoor deck entertaining area, BBQ and kitchen facilities, spa, sauna and shower * Single carport with gated access via Bittern Place laneway * Driveway parking for two vehicles * Converted garage perfect for home salon, home office or studio and ideal for clients to visit without entering the home * 5kW solar panel system saving you \$\$ on your electricity bills Easy access to public transport, and accessibility to Montague Rd and Main North Road for commuting to the Adelaide CBD. Just moments to Mawson Lakes central, shops, restaurants, schools, parks and lakes this is a wonderful home and location to live, work and enjoy for so many years to come! 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