

**34 Harvey Circuit, Mawson Lakes, SA 5095**



**Apartment For Sale**

Tuesday, 30 April 2024

34 Harvey Circuit, Mawson Lakes, SA 5095

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 123 m2**

**Type: Apartment**



Reece Pilgrim  
0437776409



Jordan Bradshaw  
0431173211

## Auction On-Site Saturday 18th May 1:00PM

Every bit a lowset, sophisticated stunner that captures the sleek style of downsized living to a tee, 34 Harvey Circuit brilliantly blends that designer, urban vibe well-known to Mawson Lakes' manicured streets, while remaining strolling distance to all the cosmopolitan appeal and daily essentials you could possibly need. A stellar entry for solo buyers, young couples or keen investors looking to add the perfect addition to their portfolio, enjoy lock-and-leave ease combined with lifestyle finesse right from the get-go. From the long woodgrain hallway blooming into light-spilling and open-plan brilliance, to the open chef's zone featuring seamless contrast cabinetry and helmed by a gleaming 900mm cooker ready to serve culinary deliciousness to your nearest and dearest... there's stylish simplicity here that lets socialising take centre stage. Along with a wall-to-wall glass slider adding summer season perfection to your agenda, the dining zone enjoys effortless alfresco flow to your low maintenance and north-facing courtyard savouring the best of the day's sunshine - there's much more here than meets the eye. Showcasing a typical yet no-less comfortable townhouse footprint, you'll find 2 ample-sized bedrooms thoughtfully positioned either side of the sparkling modern bathroom, cool architecturally designed frontage, as well as handy rear laneway access to your secure carport for cleverly concealed coming and going. No reminder to set aside time for weekend walks along any of the waterfront trails meander through this much-loved locale, while ultra-fast city-bound transport too is a short stroll from your front door, plus the already mentioned vibrant hub of Mawson central delivering all those everyday lifestyle needs.

**FEATURES WE LOVE**

- Beautifully light-filled open-plan entertaining zone spilling out on the sunbathed courtyard alfresco
- Sleek, designer kitchen perfect for socialising while you serve, and flush with abundant contrast cabinetry, as well as gleaming stainless appliances including dishwasher and 900mm oven and cook top
- Bright and airy main bedroom featuring tall windows, durable carpets and BIRs
- Ample-sized 2nd bedroom
- Sparkling bathroom, powerful reverse-cycle AC in main living, and extra linen storage
- Private frontage and rear laneway access to your secure carport with roller door

**LOCATION**

- Wonderful access to leafy nature trails and scenic waterfront reserves for the perfect way to wind down or revitalise your weekend mornings
- Walking distance to Mawson Lakes' vibrant centre for all your café, shopping and amenity needs
- Close to a range of educational campuses, and around the corner from Mawson Lakes Train Station for traffic-free city-bound commutes

**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.

**Norwood RLA 278530 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 | SALISBURY Zone | HDN - Housing Diversity Neighborhood Land | 128sqm (Approx.) House | 123sqm (Approx.) Built | 2009 Council Rates | \$TBC pa Water | \$TBC pqESL | \$TBC pa