

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



**House For Sale**

Tuesday, 23 April 2024

34 Innes Circuit, Mawson Lakes, SA 5095

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 267 m2**

**Type: House**



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## Best Offers By | 8th May @ 12pm

Best Offers By Wednesday 8th May @ 12pm Providing a low maintenance, lock up and leave lifestyle while having enough space for the family, this home makes for a perfect opportunity for active lifestyles and astute investors alike. The home features two spacious living areas, a tidy kitchen with plenty of storage and bench space, a family bathroom with a bathtub and separate WC, laundry with external access and four good sized bedrooms, three with storage and the master features an oversized ensuite, complete with a double hand basin. Outside, the easy care gardens save you time and money - allowing you to enjoy the undercover entertaining area. A perfect place for family gatherings or weekends with friends. Enjoy morning walks and the weekends exploring the lakes and walking paths nearby. Conveniently close to an almost endless array of cafes and restaurants, plus shopping facilities close by. Mawson Lakes University just across the highway, plus quick access into the CBD either using public transport or the North South Motorway. Zoned to Mawson Lakes Primary and Parafield Gardens High Schools. Key Features- Four bedrooms, master includes walk in robe and ensuite- Two spacious living rooms- Kitchen with plenty of bench space and storage, - Family bathroom with bath and separate WC- Laundry with exterior access- Lock up garage with drive through access to carport- Undercover entertaining area- Ducted reverse cycle AC- Tiled flooring to main living areas, laminate floorboards to bedrooms - Low maintenance gardens Specifications Title: Torrens Title Year built: 2007 Land size: 267sqm (approx) Council: City of Salisbury Council rates: \$1832.15pa (approx) ESL: \$133.15pa (approx) SA Water & Sewer supply: \$158.63pq (approx) All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629