

**4 Elmwood Court, Mawson Lakes, SA, 5095**

**Sold House**

Tuesday, 11 July 2023

**giblin**

4 Elmwood Court, Mawson Lakes, SA, 5095

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Matt Giblin

## Easy Living for the Whole Family

Situated in a peaceful location in popular Mawson Lakes, this family home has great street appeal and features families will love..... 4 bedrooms, 2 bathrooms, 2 living areas on a Torrens Titled allotment.

Alternatively, Ideal for Investors looking for a low maintenance property to add to their portfolio.

The spacious master bedroom is complete with ensuite and walk in robe. Bedrooms 2 and 3 offer built in robes, while bedroom 4 would be an ideal office/ study for working from home.

The layout is modern with open plan kitchen, living and dining leading out through glass sliding doors to the spacious paved alfresco area and lawn.

### Features

4 bedrooms

Bathroom with bath and separate toilet

Ensuite bathroom

Kitchen with double sink, dishwasher, stainless steel appliances, large bench space, storage cupboards

Laundry with linen cupboard

Formal lounge and open plan dining/ living

2 R/C air conditioners

Fans in bedrooms 1,3,4

Dishwasher and stainless appliances

Gate access to front lawn from street - ideal for caravan/boat

Timber floorboards throughout

Double carport with auto roller doors

Secure fencing

Shed

### Location

Close to restaurants and cafes, the fantastic shopping precinct of Mawson Lakes, quality Primary and Secondary Schools, UNISA, public transport, including rail to the Adelaide CBD. There are also great walking trails and recreational reserves only minutes away.

### Specifications:

CT / Volume 5886 Folio 462

Built / 2004

Land / 448m<sup>2</sup>

Council Rates / \$pa tbc

SA Water / \$pq tbc

ES Levy / \$pa tbc

Easements Nil

Torrens Titled

Currently tenanted until 20/11/22 for \$465 per week.

Offer forms can be downloaded at <https://giblinre.com.au/resources/>

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.