

40 Baird Street, Mawson Lakes, SA 5095



House For Sale

Friday, 3 May 2024

40 Baird Street, Mawson Lakes, SA 5095

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 420 m2

Type: House



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Auction Saturday 18th May 3:00pm (USP)

Perfectly positioned, centrally located between Shearwater & Mawson Lakes, just a short stroll to the Dry Creek Trail, and within easy reach of local shopping, cafés and transport, this stylish executive residence boasts 3 spacious living areas, generous alfresco entertaining, double garage and ample outdoor space across a thoughtful 4-bedroom design. Sleek timber grain floors, fresh neutral tones and LED downlights flow effortlessly throughout the home with a refreshing modern ambience. Receive your guests in a spacious formal lounge adjacent the entrance or step on through to a combined kitchen/dining room. A bright games room/casual lounge provides that valuable 3rd living area, natural light gently filters through clever window placements and a cosy gas log fire warms the winter blues. A simply stunning modern kitchen offers elite amenities for your culinary pursuits. Composite stone bench tops, recessed double sink, stainless steel appliances, sleek tiled splash backs, push to open overheads, LED backlighting and a wraparound breakfast bar will impress the most discerning of guests. All 4 bedrooms are generously proportioned, all offering floating floors, ceiling fans and robe amenities. The master bedroom features a walk-in robe and ensuite bathroom. Bedrooms 2, 3 & 4 all have built-in robes. A bright main bathroom with deep relaxing spa bath, separate toilet and open vanity will cater for those busy school and work mornings. Entertain outdoors on a generous sandstone paved patio with a high gabled pergola overhead. Fire up the barbecue and enjoy the elite alfresco living in this comfortable courtyard space complete with babbling water feature for your harmonious relaxation. A double garage with auto panel lift doors and rear access roller door will accommodate the family cars while ducted reverse cycle air-conditioning ensures your year-round comfort. Briefly: * Spacious executive family home in desirable lifestyle location * Walk to Shearwater & Mawson Lakes, the Dry Creek Trail and local shopping * 3 spacious living areas and 4 generous bedrooms * Sleek floating floors, fresh neutral tones, LED downlights & ambient natural light * Large formal lounge adjacent the entrance, complete with stylish pillars & pendant lighting * Generous kitchen/dining room * Games room/casual lounge with ample natural light * Kitchen features composite stone bench tops, recessed double sink, stainless steel appliances, sleek tiled splash backs, push to open overheads, LED backlighting and a wraparound breakfast bar * Sky light in kitchen for plenty of natural light * All 4 bedrooms with sleek floating floors, ceiling fans and robe amenities * Bedroom 1 with walk-in robe and ensuite bathroom * Bedrooms 2, 3 & 4 with built-in robes * Sandstone paved alfresco entertaining courtyard with gabled pergola and water feature * Bright main bathroom with deep relaxing spa bath, separate toilet and open vanity * Walk-through laundry with exterior access door * Double garage with auto panel lift doors, plus rear access roller door * Ducted reverse cycle air-conditioning * Security cameras * Home automation system * Solar system installed with battery for reduced energy bills Centrally located near the verdant parks and reserves of Mawson Lakes, providing outstanding botanic and community spaces for your leisure, exercise and recreation. The Mawson Lakes shopping precinct is only a few minutes away with its modern facilities and evolving café and dining sector. The zoned primary school is Mawson Lakes School and the zoned secondary school is Parafield Gardens High School. The University of South Australia, Mawson Lakes Campus is only a few minutes away, as are quality private schools including Holy Family Catholic School, Thomas More College & Endeavour College. For more information, contact Brijesh Mishra on 0430 140 905 or Monique Kingsada on 0402 041 637. The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences. **DISCLAIMER:** We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 326547