

42 Franklin Avenue, Mawson Lakes, SA 5095

Raine&Horne.

House For Sale

Saturday, 25 November 2023

42 Franklin Avenue, Mawson Lakes, SA 5095

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 438 m2

Type: House



Soe Wang
0410411090



Constantine Pappas
0423047020

Auction On-Site Sunday 10th December 2:00PM

Welcome to 42 Franklin Avenue, Mawson Lakes. This stunning 4-bedroom, 2-bathroom house with a double garage. This family-friendly house with a spacious and practical flat floor layout is now available for sale. Situated in the sought-after suburb of Mawson Lakes, this property offers a perfect blend of style, comfort, and convenience. Whether you are looking to buy an investment in Mawson Lakes or own a new home, this property has unlimited potential! As you step inside, you will be greeted by a spacious and light-filled living area, providing a versatile space for living, working, or hosting guests. The modern kitchen boasts ample storage space, including a pantry, oven, dishwasher, powerful cooker hood, filtered water, and a breakfast bar, making it a chef's dream. The 4 generously sized bedrooms provide plenty of space for the whole family. The master bedroom boasts a wardrobe and an ensuite bathroom, providing a private retreat for the lucky owners. The remaining bedrooms are serviced by a well-appointed main bathroom. Outside, the property offers a low-maintenance backyard, providing the perfect space for children to play or to relax in after a long day. The double garage provides secure parking for two vehicles, with additional off-street parking on the driveway. Located in the ever-popular Mawson Lakes, this property is within close proximity to local schools, parks, shopping centres, 5 mins walk away from the Train Station direct into Adelaide Railway station. Mawson Lakes also offers a vibrant lifestyle with a range of cafes, restaurants, and recreational facilities to enjoy that you might never need to leave. Notable features of this exceptional home include:- Entering through wide double doors, a spacious hallway leads to a formal lounge at the front of the property.- The total includes 4 bedrooms with built-in wardrobes and a master bedroom suite. One of the rooms can be used as a study.- 3 fully functional toilets, 2 bathrooms with spa baths.- Extra storage.- The property offers both indoor and outdoor parking for up to four cars, as well as a spacious double garage and additional storage space.- A roller door at the rear of the garage provides access to a functional storage area or carport with a pull-down blind.- Solar panels have been installed to reduce your electricity bills. - Experience the luxury of central air conditioning that comes with zone control, providing maximum comfort in all seasons.- A security alarm has been installed.- Enjoy ample outdoor space for gatherings with friends and family.- Educational Institutions: Karrendi Primary School, Mawson Lakes School (5 mins), Endeavour College, University of South Australia Mawson Lakes Campus. Don't miss out on the opportunity to make this beautiful house your new home as we take it to Auction on the 10th December 2023. We look forward to showing you all that 42 Franklin Avenue has to offer! Property Details:- CT : 6146/948- Torrens Title No Easements- Built: 2009- Land: 438m²- Build: 290m²** The Vendor's Statement (Form 1) will be available for perusal by members of the public at the office of the agent at Raine & Horne Unley, 4/215-217 Unley Road, Malvern for at least 3 consecutive business days immediately preceding the auction and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction.*Disclaimer: Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement.