

45 Mawson Circuit, Woodcroft, SA 5162

HARRIS

House For Sale

Saturday, 27 April 2024

45 Mawson Circuit, Woodcroft, SA 5162

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 627 m2

Type: House



Kevin Renard
0883342700



Sam Bennett
0883342700

\$598k-\$655k

First open will be scheduled for the 4th of May - Stay tuned! Best Offers By 12pm Monday 13th May 2024 (unless sold prior) Nestled in the heart of Woodcroft, 45 Mawson Circuit offers a comfortable family lifestyle. Built in 1994, this home sits on a generous 627m² corner allotment, providing space and privacy. Its location is ideal, with the Melta Way Playground just a few houses down, perfect for the kids to enjoy. Step inside to discover a welcoming ambiance, with a large open plan living and dining area featuring new carpeting, creating a cozy atmosphere. The second open plan living, dining, and kitchen area offers flexibility and convenience, providing a second space for the family to relax and unwind. The kitchen is a highlight, equipped with modern matt black fixtures and a dishwasher, making meal preparation a breeze. The master bedroom is a peaceful retreat, boasting a bay window, walk-in robe, and ensuite, offering comfort and convenience. The main family bathroom is bright and inviting, with separate toilet facilities and elegant white tiles. Throughout the home, you'll find fresh paint, new LED downlights, and new carpets, adding a touch of modernity and style. The property also has an evaporative air conditioner and a gas heater in the main living area. Outdoors, the property features a large paved pergola area and grassed yard, perfect for outdoor entertaining or simply relaxing in the sunshine, thanks to its prized north facing situation. A single carport provides covered parking for your vehicle. Convenience is key, with a bus stop just 450m away on Investigator Drive, and Woodcroft Shopping Centre, with Woolworths and coffee shops, a mere 1.1km from your doorstep. The property is zoned to Woodcroft Primary School, Reynella Primary School, Morphett Vale East School, Pimpala Primary School, and Reynella East College, ensuring quality education options for your family. For those who love the outdoors, McLaren Vale, Onkaparinga National Park, and the beach are all within easy reach, offering endless opportunities for recreation and relaxation. Don't miss your chance to secure this wonderful family home in a sought-after location. Specifications: CT / 5152/859 Council / Onkaparinga Zoning / GN Built / 1994 Land / 627m² (approx) Council Rates / \$926.01pa Emergency Services Levy / \$12.85pa SA Water / \$355.87pq Estimated rental assessment / \$570 to \$600 per week / Written rental assessment can be provided upon request Nearby Schools / Woodcroft P.S, Reynella P.S, Morphett Vale East School, Pimpala P.S, Reynella East College Disclaimer: 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. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409