

**45 Victoria Parade, Mawson Lakes, SA 5095**



**House For Sale**

Monday, 3 June 2024

45 Victoria Parade, Mawson Lakes, SA 5095

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 123 m2**

**Type: House**



Matt Bunder  
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## Contact Agent

Discover this charming 3-bedroom townhouse nestled in the heart of Mawson Lakes, offering modern comfort and convenience. The spacious master bedroom features a ceiling fan, ensuite, built-in robe, and a private balcony, perfect for relaxation. Bedrooms 2 and 3 are equally inviting, each equipped with ceiling fans. The main bathroom and a third toilet downstairs cater to the needs of a busy household. Enjoy the seamless flow of the family meals area, enhanced by floating floors and a ceiling fan, leading to a well-appointed kitchen. The kitchen boasts gas and electric cooking, a pantry cupboard, and a European laundry for added convenience. Comfort is assured year-round with ducted reverse cycle heating and cooling, complemented by instant gas hot water. Outdoor living is a breeze with a good-sized backyard, ideal for entertaining or simply unwinding. The double auto door carport provides secure parking for two vehicles. Located close to schools, public transport, shopping, restaurants, and coffee shops, this home offers easy access to the Adelaide CBD. Experience the perfect blend of modern living and prime location in this delightful townhouse, designed to meet all your needs and more. Specifications: Land Size: 123msq (approx) Council : Salisbury Zoning : UN - Urban Neighbourhood Built: 2013 Don't miss out on this incredible opportunity to make this home yours. Contact Matt Bunder on 0433 258 200 for further information. \*\*The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you. \*\*Want to find out where your property sits within the market? Have one of our multi-award winning agents come out and provide you with a market update on your home or investment! Call Matt on 0433 258 200 or click on the following link <https://raywhitegawler.com.au/agents/matt-bunder/13798> Ray White Gawler | Willaston, Number One Real Estate Agents, Sale Agents and Property Managers in South Australia. Disclaimer: Care is taken to verify the correctness of all details used in this advertisement. However no warranty is given as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error.