

# 5 Mallard Crescent, Mawson Lakes, SA 5095

## House For Sale

Monday, 23 October 2023



5 Mallard Crescent, Mawson Lakes, SA 5095

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 300 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

**\$699,000 - \$759,000**

\*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser\*Virtual Tour Link: <https://my.matterport.com/show/?m=7tTswc6UQW7>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Brendon Ly and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Brendon%20Ly%20and%20Edge%20Realty%20RLA256385) are proud to present to the market a unique and stylish home set within Shearwater Estate and a stone throw away from the picturesque Shearwater Lake. A grand rendered facade with arched windows and neutral tones instantly sets the mood for this elegant home while inside, you will discover multiple living areas and an array of gorgeous details from the soaring ceilings to the quality finishes and fixtures on show throughout. Serving as the hub of daily life is the open-plan and light-filled kitchen, meals and family room set at the rear of the floorplan complete with a beautiful bay window, double French doors and ducted reverse cycle air-conditioning that flows throughout for year-round comfort. This spacious space will be a favourite place to gather with loved ones whether you're cooking up a storm, enjoying a delicious meal or catching up at the end of the day. Here you are treated to a Simpson gas cooktop, gas oven, LG dishwasher plus there is a built-in pantry, glass brick splashback and breakfast bar for casual meals. To ensure a room for every mood and occasion, there is also a separate lounge set off the hallway, perfect for a formal dining zone, home office or ready for you and your favourite book. The generous proportions continue in the three bedrooms including the luxurious master suite with arched windows, walk, in robe and a three piece en-suite. Both guest bedrooms are just steps from the main bathroom where you will discover a separate bath, shower and toilet for absolute convenience. Adding to the appeal of this remarkable residence is the covered outdoor verandah where you can host guests and admire the private backyard. This dream outdoor haven will be a peaceful place to unwind adding enormous appeal to this must-see abode. The captivating list of extra features includes:- Ducted and zoned reverse cycle air-conditioning throughout - Security doors, alarm system, hallway sensor lights and instant gas hot water - Landscaped, low maintenance gardens adding instant street appeal- A well-appointed laundry external access- Garage with automatic front roller door, internal and rear access- NBN and foxtel ready Your new home is just moments from everything this vibrant region has to offer. You can walk to the local bus stop as well as Shearwater Lake with a picturesque view and walking path offering a relaxed way to start your day. It's a short stroll to the local shops with cafes and retail offerings while families will relish the easy access to a host of schools including Mawson Lakes School, Endeavour College and UniSA. Mawson Lakes interchange ensures a smooth commute around Adelaide. This elegant home located within a highly sought after location won't last long! Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect now! Year Built / 2004 (approx) Land Size / 300sqm (approx) Frontage / 10m (approx) Zoning / HDN-Housing Diversity Neighbourhood Local Council / City of Salisbury Council Rates / \$1,832pa (approx) Water Rates (excluding Usage) / \$614.80pa (approx) Es Levy / \$202pa (approx) Estimated Rental / \$600-\$660pw Title / Torrens Title 5785/775 Easement(s) / Nil Encumbrance(s) / To Urban Renewal Authority - See title Internal Living / 125.1sqm (approx) Total Building / 164.6sqm (approx) Construction / Brick Veneer Gas / Connected Sewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/rxQLUY> Edge Realty RLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in. Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.