

# 6/29 Victoria Parade, Mawson Lakes, SA 5095



## House For Sale

Friday, 5 April 2024

6/29 Victoria Parade, Mawson Lakes, SA 5095

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 166 m2

Type: House



Jaya Prageeth



Brijesh Mishra

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## Sunday 28th April 2:15pm (USP)

Offering quality appointments and contemporary fittings across a generous 3-bedroom design, this impressive executive townhouse offers a unique and comfortable low maintenance lifestyle, featuring a great location with water and reserve outlook, all positioned perfectly, just around the corner from Cascade Village Lake & Reserve. The residence offers a low maintenance, easy care lifestyle enhanced by bright modern amenities, a refreshing neutral décor, sleek timber grain floating floors, quality fixtures and fittings, LED downlights and refreshing ambient natural light. A wide gallery style hallway provides an impressive entrance statement, flowing effortlessly through the home to a large open plan living/dining room at the rear. A quality appointed kitchen seamlessly integrates within the living space, featuring stone look bench tops, crisp white cabinetry, generous pantry, breakfast bar, double sink and tiled splash backs. There is a cosy side courtyard for your outdoor pursuits, a clever European style laundry and handy ground floor powder room. 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. Upstairs offers 3 spacious bedrooms, all with crisp quality carpets, ceiling fans and built-in robes. The master bedroom features a modern ensuite bathroom and private balcony. Bedrooms 2 and 3 both have built-in robes, both serviced by a bright main bathroom with separate bath and shower. A rare opportunity to enjoy a quality lifestyle in a prestigious location, enhanced by quality design and contemporary amenities. Your inspection will be well rewarded. Briefly: \* Modern executive townhouse in desirable 'Cascades' location \* Perfectly positioned just around the corner from Cascade Village Lake & Reserve \* Inviting water and reserve outlook \* Sleek timber grain floating floors, fresh neutral tones, LED downlights and ambient natural light \* Generous open plan living/dining room with integrated modern kitchen \* Kitchen features stone look bench tops, crisp white cabinetry, generous pantry, breakfast bar, double sink and tiled splash backs \* Cosy paved side courtyard area \* Clever European style laundry \* Handy ground floor powder room \* Double garage with auto panel lift doors plus rear access roller door and interior access to the home \* Wide gallery style entrance hall \* 3 spacious bedrooms to the upper level, all with quality carpets, built-in robes and ceiling fans \* Master bedroom with ensuite bathroom and private balcony \* Bright full main bathroom with separate bath and shower \* Ducted reverse cycle air-conditioning \* 2nd private balcony overlooking the reserve and water. Perfectly located within walking distance to Cascade Village Lake Reserve, offering a fabulous, relaxing space for your personal well-being and the ideal location for your lifestyle, recreation, fitness and leisure. The Mawson Lakes Shopping Precinct and CBD are nearby, great for your weekly shopping or a casual weekend coffee. Public transport is readily available with both the bus and train accessible on foot. Local unzoned primary schools include Karrendi Primary School, Parafield Gardens R-7 School & Salisbury Downs Primary School. The local zoned high school is Parafield Gardens High School. Local private schools include Endeavour College and the University of SA Mawson Lakes Campus. For more information, contact Jaya Prageeth on 0430 397 878 or Brijesh Mishra on 0430 140 905. 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