

**6 Chianti Lane, Mawson Lakes, SA 5095**

**Raine&Horne.**

**House For Sale**

Thursday, 11 April 2024

6 Chianti Lane, Mawson Lakes, SA 5095

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 188 m2**

**Type: House**



Soe Wang

0410411090

## Best Offers By 5pm Tuesday 30/04/2024 (USP)

Welcome to 6 Chianti Lane, located in the sought-after suburb of Mawson Lakes. This stunning 4-bedroom, 2-bathroom house is the perfect family home, providing ample space and modern amenities. Upon entering, you will be greeted by a spacious living area with beautiful floorboards and a reverse-cycle air conditioning system for year-round comfort. The kitchen is equipped with a dishwasher and plenty of storage space, making meal preparation a breeze. The property also features a study, perfect for those who work from home or need a quiet space to focus. The master bedroom boasts an ensuite and built-in robes, while the remaining bedrooms are generously sized and have easy access to the main bathroom.

- Lower Level: Upon entry, this level exudes an inviting atmosphere, boasting a spacious main living area that fosters a sense of openness and natural illumination throughout the home. The kitchen is a culinary haven, designed to the highest standards, featuring stainless-steel appliances, a dishwasher, stone countertops, ample built-in storage including a sizable pantry, generous bench space, and a freestanding breakfast/preparation bench. Completing this level is a separate laundry with a linen cupboard, outdoor access, and a guest-perfect bathroom. The ground floor has a versatile room that can be used as a home cinema or converted into a bedroom, study or living room.
- Upper Level: Ascending to the upper level reveals a truly remarkable space, comprising 3 generously sized bedrooms, a large study or optional 4th bedroom, and the grand master suite boasting a luxurious ensuite bathroom with a double shower, a vast walk-in robe, and a spacious balcony overlooking the lake and parklands. All bedrooms have built-in robes, while the main bathroom exudes elegance with its quality fixtures and fittings. Outside, you will find a lovely outdoor entertaining area, perfect for hosting gatherings with family and friends. The property also comes equipped with solar panels, making it eco-friendly and cost-effective. Located in a prime location with easy access to amenities, schools, and public transport, this property is sure to impress. Situated in proximity to premier dining establishments and cafes, the vibrant shopping hub of Mawson Lakes, esteemed secondary and high schools, UniSA, and convenient public transportation, including rail access to Adelaide CBD. Additionally, enjoy nearby walking trails and recreational areas perfect for delightful picnics mere minutes away.

**Features:** This home leaves no desire unfulfilled, offering a range of amenities including ducted reverse cycle air conditioning, a solar hot water service, floating floorboards throughout the lower level and carpet on the upper level. Bedrooms 2 and 3 are complemented by exquisite curtains and blinds. The designer decor exudes warmth with its earthy tones and inviting ambience. The rear yard is tailored for entertaining with a deck and low-maintenance landscaping, while secure parking is provided in the double garage accessed via the rear lane.

**Property features:**

- Bedrooms: 4-
- Bathrooms: 2- Study/Home Theatre or 5th Bedroom- Ensuite: 1- Walk-in Wardrobe in Master- Built-in Wardrobes in Bedrooms 2 and 3- Living Areas: 2- Toilets: 3- Floating Floorboards- Dishwasher- Reverse Cycle Air Conditioning- Feature Fans- Solar Panel- Outdoor entertaining area- Lake views

Don't miss out on the opportunity to make this house your new home. Contact Soe today to arrange a viewing!

**Property Details:** Property type|House Council |City of Salisbury Built|2011 Council Rates|\$TBC pa Water Rates| \$TBC pa\*

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