

**6 Robinson Street, Mawson Lakes, SA 5095**



**Sold House**

Tuesday, 30 January 2024

6 Robinson Street, Mawson Lakes, SA 5095

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 128 m2**

**Type: House**



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**\$541,000**

All too lovable and oh so quiet, this 2-bedroom townhouse nestled in this residents' only corner of the much-loved Mawson Lakes captures stylish, low maintenance living at its best. Right from the charming, leafy frontage, crisp neutral tone interior warmed by hybrid floating floors, to the light-spilling social and entertaining hub - 6 Robinson Street proves good things can come in smaller packages. With a welcome ease to your everyday, whether you're cooking for one or whipping up something delicious for friends, this all-in-one zone keeps you in good company and conversation ready. Headlined by the sleek modern kitchen, and with a wall-to-wall slider adding plenty of fresh air, light and alfresco appeal, there's an undeniable charm and comfort to be savoured here. Together with 2 ample-sized and plush-carpeted bedrooms buffered by the central bathroom, Euro-style laundry complementing the clever use of space, and private rear laneway entry, this is every bit a first-time buyer's delight or stress-free rental opportunity in a thriving suburb that needs no reminder. Nestled on the fringe of central Mawson Lakes, enjoy incredible lifestyle ease as everything you could possibly need is just at arm's reach. From leafy walking trails, to cafés and delicious eateries, boutique and supermarket shopping options, as well as a 600m stroll to the Train Station to zip you north or commute traffic-free to the CBD... ideal, easy living doesn't get any better than this.

**FEATURES WE LOVE**

- Beautiful, bright and airy open-plan entertaining potential as the lounge, dining and kitchen combine for one superb social hub
- Stylish modern kitchen flush with abundant cabinetry and cupboards, good bench top space, crisp white tile splashback, and gleaming stainless appliances
- Wide glass windows and slider opening to a cosy alfresco zone with neat gravel paths and spacious carport area
- Lovely main bedroom and sizable second bedroom, both featuring ceiling fans and master with handy BIRs
- Neat and tidy bathroom, concealed Euro-style laundry, and split-system AC in main living

**LOCATION**

- Close to enriching nature trails and a short stroll to a raft of cool cafés and delicious eateries for an easy lifestyle
- Around the corner from Mawson Lakes Train Station for quick, traffic-free public transport options
- A stone's throw from a range of educational campuses, as well as the major shopping essentials of Mawson Lakes

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Norwood RLA 278530 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | Salisbury Zone | HDN - Housing Diversity Neighbourhood \\ Land | 128sqm (Approx.) House | 97.2sqm (Approx.) Built | 2008 Council Rates | \$1,382.45pa Water | \$153.70pa ESL | \$217.95pa