

# 61 Lord Howe Crescent, Mawson Lakes, SA 5095

Professionals

## House For Sale

Sunday, 15 October 2023

61 Lord Howe Crescent, Mawson Lakes, SA 5095

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 406 m<sup>2</sup>

Type: House



Dragan Pancic  
0882581344

**\$779,000 - \$799,000**

Dragan Pancic and Professionals Salisbury are proud to present this wonderful contemporary home, situated in the ever so popular suburb of Mawson Lakes in the Sanctuary Estate. Located only minutes away from local restaurants, café, parks, public transport, and nearby schools, making it the ideal family home ready to move in or your next investment opportunity. This home boasts 4 great size bedrooms with built in wardrobes to bedrooms 2, 3 and 4 and window blinds. The master bedroom features it's very own ensuite and walk in robe complimented by large open space and high 2.7m ceilings. This home is complimented by all-natural sun light which surrounds the open plan living, dining and kitchen area. The kitchen ideally positioned provides you access to all utilities and is complete with today's appliances and necessities. This includes a decent size walk in pantry, gas cook top stove, double sink and a brand-new dishwasher, making cooking an absolute breeze. The outdoor entertainment area is an ideal size with a paved verandah, low maintenance garden beds and an irrigated lawn area, perfect for gardening, kids, and those summer night barbeques. The backyard is completely secure with fencing all around. This home is completed with a near new (2019) 16KW Hitachi ducted reverse cycle air conditioning system, providing comfort all year round. All of this situated on a large 406m<sup>2</sup> allotment in a secure and quiet neighbourhood, away from main roads and all your amenities right at your fingertips, what more could you possibly want! Other features include:- Halogen downlights throughout- Completely repainted October 2023- All new carpets in bedrooms- Compliant smoke alarms- Tiled flooring throughout the common areas- Double enclosed garage with auto panel lift door- Alarm system (monitored)- Security doors front and rear- Sensor flood lights- Side access- Gas hot water system- NBN high optic fibre speed- Data points and ethernet ports throughout- All window locks- Fresh bark laid front and back- Colourbond roofing

Property Details:- Council / Salisbury (Torrens Title)- Built / 2009- Land / 406m<sup>2</sup> (approx).- Living / 159m<sup>2</sup> (approx).- Total Build / 214m<sup>2</sup> (approx).- Frontage 12.5m (approx).- Depth / 32.5m (approx).- Construct / Brick Veneer

This home ticks all the right boxes, perfect for a family looking to expand, the first home buyer seeking their new chapter or the investor looking to add to their portfolio, then this is the home for you! Contact Dragan Pancic on 0448 045 361 to find out more information or to arrange an appointment for viewing, don't miss out on this amazing home, in this market it won't last long!