

**74 Mawson Circuit, Woodcroft, SA 5162**



**House For Sale**

Thursday, 25 April 2024

74 Mawson Circuit, Woodcroft, SA 5162

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 575 m2**

**Type: House**



Leann Selfe  
0412719829



Lisa Gavrilovic  
0438123272

## **BEST OFFER BY 7/5 \$649K**

Perfect place to start, invest or downsize - all buyers will be queuing for this little "Cracker" With lovely street appeal and situated in a quiet circuit with a reserve around the corner, there is so much to love about living here! Set on an easy care 575m<sup>2</sup> (approx) allotment with drive through carport with auto roller door PLUS BONUS 2nd drive way - perfect for the caravan, work van or kids cars! It's been a fabulous first home but a change in circumstances brings forward the sale; the vendors have realistically set their reserve selling price at \$649,000. The BEST OFFER (with most favorable conditions) received at or over this price by Tuesday 7th May will SECURE this fabulous family home (if not sold prior). Updated over the years this little 1993 beauty is jam packed full of surprises and VALUE throughout! Step inside to enjoy.....\* Updated with light n bright neutral decor & modern carpets\* Roomy formal living room with toasty gas heater and adjoining dine area\* Delightful updated kitchen with dishwasher, walk in pantry, loads of cupboards, gas cook top & under bench oven\* Open plan 2nd living or meals area with pleasant outlook and sliding door access to extra large paved entertaining area with huge gabled verandah complete mains gas points for your BBQ and wall mounted TV , roomy grass area for kids to play and garden shed\* Large master bedroom with ceiling fan and walk thru wardrobe to family bathroom\* 2 good sized bedrooms both with built in robes and ceiling fans\* Comfort of ducted evaporative cooling throughout\* Roller shutters to both Lounge and Bedroom 1 windows \* LED down lights throughout\* Instantaneous gas hot water service Everything is on your doorstep with so many conveniences including the choice of local shopping centres and many public/private schools literally being minutes away plus the easy access the Southern Expressway gives strong reason why this pocket and location is so popular with many families!! I'm sure this one will attract much interest - Your early viewing is strongly recommended!!