

**76 Sanctuary Drive, Mawson Lakes, SA 5095**



**House For Sale**

Wednesday, 7 February 2024

76 Sanctuary Drive, Mawson Lakes, SA 5095

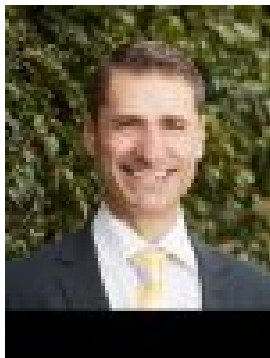
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 270 m2**

**Type: House**



Marz Harkotsikas  
0883496688

## Best Offers By 21st February @ 12pm

MARZ HARKOTISIKAS Set amongst Playful Reserves, Walking Trails & Natural Wetlands & surrounds. Perched on the scenic fringe of this sought-after pocket, and backing onto lush reserves and meandering nature trails for a whisper-quiet setting, sits this sparkling two-storey stunner primed for lifestyle bliss. With a beautifully free-flowing footprint, enjoy exciting open-plan entertaining that seamlessly extends to an all-weather alfresco, letting you savour both wholesome mid-week downtime with family, as well as fun-filled weekend get-togethers with friends, inside or out. Thoughtful interior design sees two ground floor bedrooms and full bathroom, while upstairs captures an impeccable master suite featuring private balcony to wake up to, walk-in wardrobe and light-spilling ensuite centred around a decadent free-standing tub. Taking picture-perfect, residents' only surrounds with all the cosmopolitan convenience of Mawson central just a stone's throw away, 76 Sanctuary Drive delivers an utterly beautiful base that'll make young couples and growing families brim with house-proud joy.

**KEY FEATURES-** Light, bright and airy entertaining with effortless alfresco flow to the stone-paved and scenic backyard where zip-trak blinds, ceiling fan and spot lighting provides perfect outdoor appeal overlooking verdant reserves and wetlands- Spacious chef's zone ready to serve and socialise across a central island and breakfast bar, abundant cabinetry and cupboards, and gleaming stainless appliances including dishwasher- 2 ample-sized ground floor bedrooms, both with BIRs and nearby bathroom- Stunning upstairs master bedroom featuring sweeping balcony, pendant lighting, WIR and generous ensuite including separate shower and relaxing bath perfect for long soaks - Handy upstairs study/home office- Concealed laundry, understairs storage, and split-system AC in main living and master bedroom- Double garage and modern, manicured frontage

**LOCATION-** Access to beautiful nature walking trails encouraging an active, outdoors lifestyle- Close to handy public transport options including Mawson Lakes Train Station to take you north or zip you into the city in a flash- A quick 4-minutes to central Mawson Lakes for all your café, shopping and amenity needs, as well as a raft of educational campuses on offer

**Disclaimer:** Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale. The Vendor & the Vendor's Agent reserves the right to refuse entry.