

**8 Gresham Place, Mawson Lakes, SA 5095**



**House For Sale**

Wednesday, 3 April 2024

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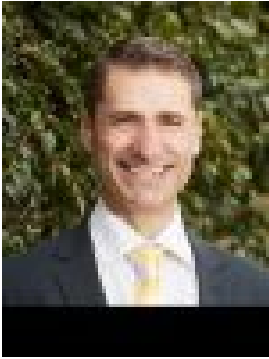
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 296 m2**

**Type: House**



Marz Harkotsikas  
0883496688

## Best Offers By 17th April @ 12pm

MARZ HARKOSTIKAS Walking Trails, Uni SA, Shops & Metro Train Station all Nearby for great convenience. Searching for modern contemporary magic in a whisper-quiet setting? Then look no further than this light-filled charmer nestled in a picturesque pocket of much-loved Mawson Lakes. A beautiful, residents' only enclave where leafy walking trails meander right outside your door, while the vibrant centre of this Northern hot-spot lies a welcome stroll - 8 Gresham Place effortlessly blends neat suburbia with sought-after cosmopolitan convenience. Pristinely presented inside and out, the character frontage gives way to welcome modern feature and form. First, a stunning master with private ensuite followed by ample-sized, soft-carpeted bedrooms 2 and 3, and finally a sparkling main bathroom. Blooming into purpose and spilling with natural light, the open-plan living and dining delivers entertaining ease as the modern kitchen captures the perfect vantage to socialise while you serve. With a private courtyard and rear patio overlooking native reserves teeming with birdlife... this is every bit an idyllic entry into a thriving market!

**KEY FEATURES**

- Lovely open-plan lifestyle as the living, dining and kitchen combine for one elegant entertaining hub
- Spacious chef's zone with sweeping bench tops and breakfast bar, pendant lighting, and gleaming stainless appliances including dishwasher
- Dual outdoor access with a fresh air patio overlooking scenic reserves, as well as semi undercover courtyard framed in low maintenance gardens
- Beautifully bright and airy master bedroom featuring BIRs and sparkling ensuite
- 2 additional ample-sized bedrooms, both with supremely soft carpets and BIRs
- Light-filled main bathroom featuring separate shower and relaxing bath, as well as separate WC for added convenience
- Practical laundry and ducted AC throughout for year-round comfort
- Secure garage behind charming character-inspired frontage

**LOCATION**

- Unrivalled access to leafy walking trails ready to de-stress on welcome weekend walks
- A short stroll to excellent public transport options, including Mawson Lakes Train Station to zip you into the city in a flash
- Around the corner from all your café, shopping and lifestyle needs for impeccable daily convenience

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.