

**12 Jefferies Lane, Mawson Lakes, SA 5095**



**House For Sale**

Wednesday, 26 June 2024

12 Jefferies Lane, Mawson Lakes, SA 5095

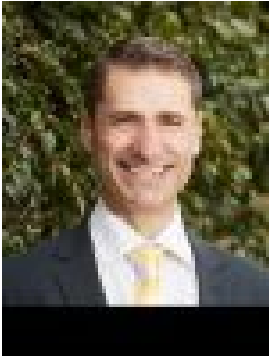
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 110 m2**

**Type: House**



Marz Harkotsikas  
0883496688

## Auction (USP)

MARZ HARKOTSIKAS UniSA Mawson Lakes Campus, Train Station & Shops all within Walking Distance. Mastering picture-perfect low maintenance design, feature and form, this light-filled modern haven is purpose-built for style-seeking singles and young couples in the much-loved leafy heart of Mawson Lakes. Delivering a cosy yet utterly comfortable layout, enjoy flawless open-plan living headlined by the sparkling foodie's zone letting you socialise as wine and dine or simply savour quiet morning coffee routines and beautiful brunches. With a well-conceived footprint, upstairs sees 3 bright and airy bedrooms, including a balcony-helmed master with private ensuite. A sparkling main bathroom, ground floor guest WC and concealed Euro-style laundry add more feature surprises to this 2017-built abode that still has all those new home feels tied up in the neatest package you could hope for. Blending cosmopolitan magic with scenic walking trails almost outside your door, CBD-bound public transport options by way of bus or train letting you leave the car keys at home, and a skip and a jump to Mawson's vibrant centre for all your shopping, social and amenity needs... 12 Jefferies Lane captures understated yet no-less top-tier downsized living that doesn't miss a beat!

**KEY FEATURES-** Beautifully light-filled open-plan living and entertaining area with easy alfresco flow- Sparkling modern kitchen flush with stone bench tops, stylish contrast cabinetry and gleaming stainless appliances, including dishwasher- Lovely master bedroom featuring fresh-air balcony, plush carpets, BIR and private ensuite with floor-to-ceiling subway tiles- 2 additional ample-sized bedrooms, both with soft carpets and BIRs- Crisp main bathroom with more floor-to-ceiling tiles, as well as ground floor guest WC- Concealed Euro-style laundry, ambient LED downlights and ducted AC throughout for year-round comfort- Secure garage, space for off-street parking and on-trend aggregate concrete driveway and paths

**LOCATION-** Wonderful access to Mawson Lakes' well-known walking trails and scenic parklands- A leisure stroll to popular local cafés and delicious eateries- Around the corner from Mawson Lakes Train Station ready to zip you north or straight to the CBD in a flash- 2-minutes to Mawson Central for all your everyday shopping needs, more café options, and educational campuses

The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public -(A) At the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) At the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

**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.