

**13 Newland Way, Mawson Lakes, SA, 5095**



**House For Sale**

Friday, 30 August 2024

13 Newland Way, Mawson Lakes, SA, 5095

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Spacious Family Entertainer In Quiet Street

Welcome to this stunning north-facing 3-bedroom, 2-bathroom home in the highly sought-after suburb of Mawson Lakes. Designed with comfort and style in mind, this property offers two generous living areas, perfect for both entertaining and family relaxation. The modern kitchen is equipped with a dishwasher and ample storage, streamlining your daily routines. The master bedroom features an ensuite and walk-in robe, while bedrooms 2 and 3 come with built-in robes. Bedroom 4 offers flexibility as either an office or an additional bedroom. Step outside to enjoy the pool, courtyard, and garden-perfect for soaking up the sunshine. This eco-friendly home also includes solar panels to help reduce energy costs. With a double garage, and secure parking, peace of mind comes standard.

- Two generous-sized living rooms, ideal for entertaining or relaxed family living
- Modern kitchen with stainless steel appliances, gas cooktop, dishwasher, and walk-in pantry
- Seamless indoor/outdoor flow for entertaining
- Spacious outdoor entertaining area under a pergola, complete with poolside views
- Manageable grassed area, perfect for children or pets
- Eco-friendly home equipped with solar panels
- Secure parking with a double garage and additional off-street parking
- Ducted air conditioning throughout for year-round comfort
- Master bedroom with ensuite and walk-in robe for ultimate convenience
- Bedrooms 2 and 3 feature built-in robes, while Bedroom 4 doubles as a study
- Just 9 minutes to District Outlet Centre for all your shopping needs
- 16-minute drive to the vibrant Semaphore Beach
- Zoned for Mawson Lakes Primary School and Parafield Gardens High School

### Other information:

Title: Torrens Title

Council: City of Salisbury

Zoning: Housing Diversity Neighbourhood

Build: c2007

Land: 449m<sup>2</sup>

Council Rates: \$2,542.10 per annum

SA Water: \$203.00 per quarter

Emergency Services Levy: \$165.80 per annum

Rental Assessment: \$670 per week

All information has been obtained from sources deemed to be accurate, however, it cannot be guaranteed and neither the agent, agency or vendor accepts any liability for errors, omissions or oversights. Any reference to rates/outgoings, school zoning, planning consent, land/building sizes, build year, and solar panels are all approximate. It is recommended any interested parties conduct their own due diligence. If this property is being offered via public auction, the Form 1 (vendors statement) will be on display 3 business days prior to the auction, and for 30 minutes preceding the auction at the place of auction. RLA325330