

13 The Strand, Mawson Lakes, SA, 5095



House For Sale

Thursday, 26 September 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Nick Psarros

Ultra-Convenient Living in the Heart of Mawson Lakes!

Ideally located on the cosmopolitan fringe of Mawson Lakes, this low-maintenance gem is surrounded by an array of cafés and shopping conveniences. Offering light-filled entertaining spaces, this immaculate 2-storey, 3-bedroom haven delivers effortless living in style. Perfect for downsizers, upsizers, first-time buyers, families or couples.

Experience ease of entertaining with two spacious living areas complemented by an open-plan kitchen, dining and lounge that transition seamlessly to outdoor living. A convenient ground-floor toilet enhances practicality whilst upstairs, three generously sized bedrooms adorned in carpet all feature built-in robes, with the master bedroom boasting a private balcony and an ensuite.

MORE TO LOVE:

- Spacious light filled entrance
- Tiled kitchen, dining and second living
- Kitchen with step in pantry, undermount oven and 4-burner gas cook-top plus dual sink and dishwasher
- Ducted reverse cycle air-conditioning throughout
- Laundry with outside access outside plus separate toilet
- Hallway linen press
- Master bedroom with ensuite and built-in robes with a private balcony
- Upstairs study nook
- 2nd and 3rd bedroom with built-in robes
- Main bathroom upstairs with corner bath, free-standing shower and a toilet
- Under-stairs storage
- Low maintenance courtyard for entertaining
- Automatic roller door/carport for 2 cars with rear lane access

An outstanding opportunity to secure prime real estate in a vibrant and dynamic suburb. With easy access to the Adelaide CBD by car or public transport, Mawson Lakes boasts a wealth of amenities, and this exceptional property is perfectly positioned to take advantage of them all. Located within walking distance to the heart of Mawson Lakes, scenic walking trails, and efficient public transport, this property offers a dream start for young buyers or a stellar investment to grow your portfolio.

To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6>

Disclaimer: Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

Regarding price. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection

"The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."