

# 2 Pine Court, Mawson Lakes, SA 5095

## House For Sale

Wednesday, 26 June 2024

2 Pine Court, Mawson Lakes, SA 5095

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 255 m2**

**Type: House**



Grace Chen  
0450760707

**\$ 908K~\$928K**

Here is an exciting opportunity to acquire an impeccably presented 4 bedroom double storey family home built in 2007. Overlooking the tranquil waters and vibrant lifestyle that Shoalhaven estate in Mawson Lakes offers for modern day living, this magnificent home provides spacious living both upstairs and down with 2.7m ceilings in the main living areas opening up loads of natural light and water views from most rooms in the home. The neutral tones and decor flow throughout. North-facing, well laid out with close proximity to bus and train access along with all the conveniences. This exceptional residence will accommodate your family perfectly and have you being a part of an outstanding lifestyle. The features we love, and you will too:- Spacious open plan lower level living incorporating dining/meals overlooking Shoalhaven waters- Magnificent kitchen loaded with all the modern conveniences including granite bench tops, Smeg stainless steel appliances, inc. dishwasher- Stunning porcelain tiles and downlight throughout- Formal gas heated lounge room and fabulous views- Downstairs separate toilet and vanity- Upstairs second living area with kitchenette and views- Large master bedroom with floor to ceiling robes and linen press, own balcony with sliding door and ensuite with corner spa- Bedrooms 2 & 3 are of good size with BIR and both share a balcony - Bedroom 4/open study with sliding doors that open unto the stairwell- Upstairs 3 way bathroom- 5 zone ducts R/C heating and cooling- Hot water and home management security system- Privacy blinds on all the main windows and under stair storage- 5.5KW solar panels system- Private courtyard/atrium for outdoor entertaining- Double garage with auto panel lift and internal access- Auto irrigation to the exterior garden beds- Fully Fenced- Rental appraisal \$760/w Specifications: Council / City of Salisbury Built / 2007 Land / 255 sqm (approx.) Living area / 218 sqm (approx.) Council rate / \$ 590.45 pq ES Levy / \$ 145.15 pa Water supply charges / \$ 74.20 pq Recycled Water / \$ 3.83 pq Water sewerage / \$ 108.99 pq Register for an inspection today! For more information on this property or to Find Out What Your Home Is Worth . . . FREE, please contact Grace Chen 0450 760 707. Disclaimer: All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Harcourts Adelaide City accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. Harcourts Adelaide City RLA302284