

25 Hindmarsh Circuit, Mawson Lakes, SA, 5095

ALL ADELAIDE

House For Sale

Wednesday, 25 September 2024

25 Hindmarsh Circuit, Mawson Lakes, SA, 5095

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Deep Solanki
0426697852

Spacious Family Home in Desirable Lakes Locale

Perfectly positioned just a few metres from Dutton Avenue Reserve, hosting an array of natural fauna and bird life, this fabulous family home presents a very desirable opportunity for growing families and wise investors alike.

The home features 3 spacious open plan living areas and 4 generous double sized bedrooms across a sophisticated, modern design that will appeal to the established active executive or professional family.

There is so much space for your casual relaxation in a unique open plan layout that will suit a variety of furniture styles. Sleek tiled floors, 2.7m ceilings, fresh neutral tones and quality downlights provide the atmosphere while ducted evaporative cooling ensures your summer comfort.

A spacious formal lounge adjacent the entrance is a great spot to receive your guests or sit back in and watch a good movie. For everyday casual relaxation a spacious open plan dining area offers plenty of living space and an adjacent modern kitchen.

Cook in style in comfort with stone look bench tops, crisp modern cabinetry, stainless steel appliances, tiled splashbacks, double sink and breakfast bar.

A large family room provides that valuable 2nd living zone, perfect as a games room, rumpus or TV area. Sliding doors open to a spacious alfresco portico overlooking a generous lawn covered back yard.

All 4 bedrooms are well proportioned, all featuring fresh quality carpets and robe amenities. The master bedroom offers a walk-in robe and ensuite bathroom. Bedrooms 2, 3 & 4 all have built-in robes.

A bright main bathroom, separate toilet and walk-through laundry complete the interior, while a double garage with auto roller door and rear access roller door offers secure accommodation for the family car.

Briefly:

- * Spacious family home on generous 460m² allotment
- * Great location just around the corner from Dutton Avenue Reserve
- * 3 separate living areas and 4 spacious bedrooms
- * Refined formal lounge adjacent the entrance hall
- * Generous open plan dining room with kitchen adjacent
- * Kitchen features stone look bench tops, crisp modern cabinetry, stainless steel appliances, tiled splashbacks, double sink and breakfast bar
- * Spacious light filled family/rumpus room with sliding door to alfresco
- * Alfresco portico overlooking lawn covered back yard
- * 4 generous bedrooms, all double bed capable, all with robe amenities
- * Bedroom 1 with walk-in robe and ensuite bathroom
- * Bedrooms 2, 3 & 4 with built-in robes
- * Bright main bathroom with separate bath and shower
- * Separate toilet
- * Walk-through laundry with exterior access
- * Double garage with auto roller door and rear access roller door
- * Generous lawn covered yard with established border gardens
- * Ducted evaporative air-conditioning
- * Security screens to all main windows
- * Instant gas and solar hot water service
- * 2.7 m ceilings

Delightfully located amidst the verdant parks and reserves of Mawson Lakes. Dutton Avenue Reserve & Hindmarsh Avenue Reserve are both just around the corner, an ideal place for your leisure, exercise and recreation. The Mawson Lakes shopping precinct is only a few minutes away with its modern facilities and evolving cafe and dining sector. Public transport is a short walk to the Salisbury Highway.

The zoned primary school is Mawson Lakes School, while the zoned high school for this area is Parafield Gardens High School. The University of South Australia, Mawson Lakes Campus is within easy reach as are quality private schools including Endeavour College, Holy Family Catholic School and St Gabriel's School.

Zoning information is obtained from www.education.sa.gov.au Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice.

The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.