

# 3 Cygnet Street, Mawson Lakes, SA 5095

## House For Sale

Tuesday, 2 July 2024



3 Cygnet Street, Mawson Lakes, SA 5095

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



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## Best offers by 23rd of July 2024 @ 4pm USP

Impeccably Maintained Throughout, Don't be deceived by the compact facade; this flawless home boasting impeccable style also delivers a surprisingly spacious floorplan on a 349m<sup>2</sup> courtyard block (approx.). A grand formal entrance welcomes you to a property that offers more than the average house; A sophisticated and modern formal lounge and dining space Light and luxurious three-metre ceilings Superb outdoor dining A spacious open-plan gourmet kitchen with casual dining and family living Three sumptuous bedrooms entice with a tranquil vibe. Showcasing hybrid flooring, robes and roller shutters Two luxurious bathrooms offer spacious contemporary comforts with premium fixtures and fittings Professionals, families, and couples will love the easy, low-maintenance lifestyle in a modern home with multiple family dining and entertaining options - formal, casual, and outdoor undercover. Further features include a Modern 2009 design, a quiet street and fantastic neighbours, a Double garage with auto panel lift door and internal entry, a Deluxe kitchen featuring a breakfast bar with stone benchtops, stainless appliances, gas cooktop, dishwasher and pantry, A beautiful master bedroom with direct courtyard access, featuring his and hers ensuite, a walk-in robe and a ceiling fan Automatic security shutters on all bedroom windows peace, privacy and security! Three-way family bathroom featuring a powder room, w/c, bath and shower Tiled flooring in the casual living areas, carpets in the formal living and bedrooms Ducted reverse cycle air conditioning, 3.2KW solar panels with top rebate LED downlights. A spacious covered outdoor entertaining area with a BBQ point is accessed from the formal and casual living areas and the primary bedroom! If you're looking for a sleek modern home boasting impressive space and elegant style, this one is for you. Ideally located to embrace the Mawson Lakes way of life, you'll find tranquil waterways and multiple grassy reserves nearby, along with public transport, local cafes and eateries. Families will enjoy the proximity to Mawson Lakes School. Of course, it's perfectly positioned for access to the UniSA Mawson Lakes campus, making this property a fantastic investment opportunity. All enquiries are welcome and worth an inspection for sure, please call Karina 0433458616. Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.