

**319 Mawson Lakes Boulevard, Mawson Lakes, SA
5095**

Boffo

House For Sale

Wednesday, 3 July 2024

319 Mawson Lakes Boulevard, Mawson Lakes, SA 5095

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 392 m2

Type: House



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Auction \$975,000

Auction Location: On Site Discover the epitome of luxury living in this stunning family home, perfectly situated in a prime location with picturesque lakes at every turn. Designed for those who appreciate spacious living and contemporary elegance, this residence is an entertainer's dream. Step through the wide-set entrance and be greeted by gleaming tiles that guide you to an elegant formal lounge. Continue into the heart of the home: an expansive open-plan kitchen, family, and meals area. Here, the spacious kitchen, equipped with quality appliances and generous countertops, is perfect for any culinary enthusiast. Host unforgettable gatherings under the pitched roof of the expansive outdoor entertaining area, seamlessly blending indoor and outdoor living. This impressive double-storey home embodies quality craftsmanship in a coveted location. Enjoy daily walks around the scenic lakes and take advantage of the generous floor plan, offering approximately 366sqm of ample space to meet your family's needs. This exquisite residence promises to captivate even the most discerning buyers with its size, style, and superb location. Don't miss the opportunity to make this dream home your reality. Upper-level comprising:- Bedrooms 2, 3 and 4 of good size equipped with built-in robes, bedroom 2 with ceiling fan - Main bathroom offering bath, shower, and separate toilet- Spacious upper living area, making an additional private living space for the family to enjoy- Linen storage to the hallway- Ducted air conditioning Lower-level comprising:- Spacious master bedroom with ceiling fan, walk-in robe and ensuite- Formal lounge room - Light filled open plan living and meals area with sliding doors leading outside - Timeless kitchen featuring a suite of stainless-steel appliances including gas cooktop, oven, and dishwasher with a breakfast bar for on-the-go mornings complete with ample cupboard and bench space- Valuable laundry with external access- Powder room offering a third toilet for added convenience- Under-stair storage- Expansive paved under covered entertaining area, a perfect space for hosting family and friends- Spacious double garage with automatic panel doors and roller door access to the rear Superbly located only 16kms (approximately) from the Adelaide CBD and only minutes away from all the shopping and cafes that Mawson Lakes Central has to offer. Within walking distance to local parks, transport options and the gorgeous community lake with a walking track that takes you around the entire glistening waterway. For complete convenience, it is also in close proximity to a variety of excellent public and private schools, including Endeavour College High School, Mawson Lakes School and Uni SA. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174