

**40 Hindmarsh Circuit, Mawson Lakes, SA, 5095**

ALL ADELAIDE

**House For Sale**

Tuesday, 24 September 2024

40 Hindmarsh Circuit, Mawson Lakes, SA, 5095

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Contemporary Luxury & Open Plan Comfort

Delightfully nestled just around the corner from Dutton Avenue Reserve and sited on a generous 313m<sup>2</sup> easy care, low maintenance allotment, this stylish executive home features both formal and casual living areas across a generous 4 bedroom design.

Sleek tiled floors, fresh neutral tones and LED downlights create a vibrant contemporary decor that flows effortlessly across a large open plan family/dining room. The bright, modern kitchen overlooks this space, allowing the chef to enjoy a full view of both the living area and the outdoor scenery beyond.

Cook in contemporary comfort with stone look bench tops, double sink, stainless steel appliances, crisp modern cabinetry, corner pantry and a wide island breakfast bar providing the very best in culinary facilities. Step outdoors and relax on a full width decked alfresco entertaining area with high gabled verandah over. Ceiling fans will moderate the temperature as you sit back and enjoy the outlook over the lawn covered back yard.

A spacious formal lounge adjacent the entrance is a great spot to receive your guests or entertain formally, while a bright, light filled rumpus room at the stairwell landing offers that valuable 3rd living space with direct access to a private balcony.

All 4 bedrooms are well proportioned, all offering fresh quality carpets. The master bedroom provides resort style facilities with a large walk-in robe, ceiling fan and spacious ensuite bathroom. Bedrooms 2 & 3 have built-in robes.

A clever three-way bathroom with wide vanity and relaxing bath will cater for those busy school and work mornings while a ground floor toilet, walk-through laundry and under stair storage provide valuable utilities.

A double garage with auto panel lift doors and rear access roller door will provide secure accommodation for the family cars, completing an impressive and desirable home that is bound to appeal to the broader market.

Briefly:

- \* Contemporary open plan family home on easy care 313m<sup>2</sup> allotment
- \* 3 spacious living areas and 4 generous bedrooms
- \* Light filled formal lounge with plush carpets adjacent the entrance
- \* Generous family room with sleek tiled floors, neutral tones and LED downlights
- \* Bright modern kitchen overlooking family room
- \* Kitchen features stone look bench tops, double sink, stainless steel appliances, crisp modern cabinetry, corner pantry and a wide island breakfast bar
- \* Full width decked alfresco entertaining area with high gabled verandah and ceiling fans
- \* Generous lawn covered, low maintenance rear yard
- \* Generous rumpus room/games area at the stairwell landing, complete with private balcony
- \* All 4 bedrooms of good proportion, all with quality carpets
- \* Bedroom 1 with large walk-in robe, ceiling fan and ensuite bathroom
- \* Bedrooms 2 & 3 with built-in robes
- \* Bedroom 4 with dual doors
- \* Clever three-way bathroom with wide open vanity and relaxing bath
- \* Ground floor toilet and walk-through laundry
- \* Under stair storage area
- \* Double garage with auto panel lift doors and rear access roller door
- \* Ducted air-conditioning to the upper level, split system to the lower
- \* Fabulous family home in a desirable area

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](http://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.