

52 Franklin Avenue, Mawson Lakes, SA, 5095



House For Sale

Wednesday, 25 September 2024

52 Franklin Avenue, Mawson Lakes, SA, 5095

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



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0420214855

Easy City Commutes From This Mega Modern 2-Storey

If you have a large brood of your own or extended family to accommodate under your wing, this massive 5-bedroom double storey residence only 5-minutes' walk to city-bound trains, could mark the end of your search. As impressive as it looks from the street with its stylish 2-toned rendered façade and a soaring balcony over the grand entry portico, wait till you wander through its parquetry floored interior!

Laid in the timeless herringbone-style, these incredible floors extend through most of this abode, making way only for luxe tiling in the large kitchen, 2 full bathrooms upstairs, and the downstairs powder room and laundry. For household harmony though, the star of this show is the number of social spaces on offer; in addition to the primary hub out back comprising a combined dining room and living area either side of the kitchen, there's a separate lounge off the entry foyer, and a second family living/rumpus on the upstairs landing, beside a bonus retreat/study area. No space shortage here!

High-end all the way, the kitchen boasts a big gas cooker, under bench oven, stainless steel rangehood and dishwasher, a corner pantry, twin sink with draining boards either side, and abundant moulded cabinetry. At a little over 21sqm, the large master is the most lavish of the 5 bedrooms with its big WIR and an elegant ensuite with luxe full height tiling, twin vanity, shower, and step-up corner spa bath. The main bathroom is almost a carbon copy, minus the jet component in its tub!

As is, the surrounding grounds require little maintenance. Currently, a slider extends the dining area onto an expansive hose-and-go concrete pad ideal for large open-air gatherings and a hit of handball, with grass gently rising to the rear boundary. If you wished, you could explore adding a pergola (STCC) and in this central northside location, where a 5-minute stroll lands you at a local ELC, Greenfields train station, and lakeside walks, with zoned schools and top shopping hubs only 5-minutes by car, any further investment would be money well spent.

FEATURES WE LOVE

- Massive 2-storey residence offering 5 well-appointed bedrooms along with multiple social areas of luxe internal living
- Impressive 2-toned rendered façade, ducted A/C inside and a motherload of 11.1kw solar panels up top
- Divine and durable parquetry timber flooring throughout, set in a classic herringbone pattern
- Designer kitchen overlooks a big dining room and a massive everyday living area
- Big gas cooker and oven, dishwasher, twin sink, loads of clear countertop for meal prep and casual dining, walk-in corner pantry
- Separate lounge on ground floor + another living area with adjacent retreat on upstairs landing
- Incredible master sanctuary with a lengthy walk-in robe and a deluxe ensuite with twin vanity, shower and corner step-up spa bath for soaking all your troubles away
- 4 more ample bedrooms with BIRs, one opening onto its own balcony with glass balustrade
- Equally swish family bathroom with more full height tiling, another twin vanity, shower and tub
- Downstairs laundry with excellent storage, self-contained powder room off hallway
- Valuable walk-in storeroom beside the staircase for stowing luggage, sporting equipment
- Double lock-up garage + loads of extra off-street open-air parks on the wide front drive
- Low upkeep fenced rear yard with a little lawn + an open-air concreted patio area

LOCATION

- Strolling distance to waterside wanders around Cascade Village Reserve, Green Leaves ELC, and Greenfields train station for 25-minute traffic free town trips
- Easy 15-minute walk to Capital St Shopping Centre or take the 5 drive to Mawson Central
- Zoned for Mawson Lakes School and Parafield Gardens High, both about 5-minutes by car

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property

throughout the active campaign.

Property Details:

Council | SALISBURY

Zone | HDN - Housing Diversity Neighbourhood

Land | 438sqm(Approx.)

House | 319sqm(Approx.)

Built | 2009

Council Rates | \$TBC pa

Water | \$TBC pq

ESL | \$TBC pa