

**85 Lord Howe Cres, Mawson Lakes, SA, 5095**

**Boffo**

**House For Sale**

Saturday, 31 August 2024

85 Lord Howe Cres, Mawson Lakes, SA, 5095

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Contemporary Three Bedroom Home: Your Perfect Oasis Awaits!

Welcome to 85 Lord Howe Crescent, Mawson Lakes a modern three-bedroom, two-bathroom home that perfectly combines style with everyday comfort. Nestled in a peaceful, family-friendly area, this home offers easy access to nearby cafes, shops, and the Mawson Lakes Interchange, making city commutes a breeze.

Step inside and be greeted by a bright, open-plan living, dining, and kitchen area, designed to capture natural light and create a welcoming atmosphere. The space effortlessly extends to the outdoor entertaining area through glass sliding doors, where an inviting alfresco area awaits a perfect spot to relax and entertain guests.

This thoughtfully designed floorplan ensures a hassle-free move-in experience, with the added benefit of a tenant already in place, making it a prime investment opportunity.

Features that make this home special:

- Master bedroom with walk-in robe and ensuite
- Additional bedrooms two and three with built-in robes
- Bright and spacious open plan kitchen, living and dining space
- Kitchen with stainless steel gas cooktop and dishwasher and breakfast bar
- Neutral main bathroom with bath, shower and toilet
- Spacious laundry
- Ducted air conditioning
- Alfresco entertaining area
- Secure, single garage with internal access through the laundry
- Tenanted periodically for \$460.00 per week.

Superbly located only 15kms (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.

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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.

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