

**25/35 Victoria Parade, Mawson Lakes, SA, 5095**



**Townhouse For Sale**

Saturday, 10 August 2024

25/35 Victoria Parade, Mawson Lakes, SA, 5095

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



Penny Young

## Stylish Townhome Living with a l'il land

This delightful 3 bedroom townhouse is perfectly positioned as the end property in this group where you can enjoy the benefits of extra outdoor private living space for you to relax, unwind and breathe in the fresh air. What a fabulous place to call home, where you will always feel safe and secure from the moment you drive into your garage with auto roller door.

This spacious yet easily maintained home offers a light filled open plan living dining area adjacent the modern well equipped kitchen with plenty of storage, gas cooking and stainless steel appliances including dishwasher. The lower level of the home is serviced by a separate W/C and vanity as well as the European laundry which is conveniently tucked away. Glass sliding doors lead out to your private courtyard, currently a blank canvas which awaits your personal touch. On the upper level of the home, there are 3 bedrooms with BIRs, the main with ensuite. There is another full bathroom servicing this level which includes a bath. You will experience year round comfort with the R/C A/C.

Within close proximity to the property are: quality schools, Uni SA, walking and bike trails, lush reserves, cafes and shops and a rail link that will take you directly into the CBD. This well designed townhouse will be suitable for first home owners, couples, small families and investors alike.

Fabulous features include:

3 Bedrooms with BIRs.

2 Bathrooms, 3 toilets

Ceiling fan in living area

Ducted R/C A/C

Secure Parking

Generously sized courtyard

Laminate flooring to hallways and living

Carpet to bedrooms

Close to transport and shops

Disclaimer:

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