



## MAWSON LAKES 56 Innes Circuit

**\$565,000 - \$585,000 - SOLD**

**IF WHERE YOU LIVE IS IMPORTANT!**

4 Bed | 2 Bath | 2 Car

**Property Web ID:** 14033103635

Beautifully presented & luxuriously spacious custom designed family residence. Uniquely situated with the rear patio & garden adjacent acres of stunning parkland & views, this is a rare opportunity to secure a private & spacious lifestyle for everyone. Located within a dress circle enclave within the newer and more peaceful Western locale of Mawson Lakes, this home was meticulously planned, designed and built to maximise the WOW factor and liveability in 2007 for the current owners.

The 9m frontage of this 270m2 allotment smartly incorporates 278m2 of home! Double apron parking plus a supersized double garage UMR with direct home entry, elegant portico with balcony feature plus landscaping welcome you to No.56.

Step inside the elegant porcelain tiled entry with window features and angled wide hall which flows through the lower level. A good size formal living again with feature windows is a versatile option to the huge Family / Living to the rear of the home which incorporates the large Open Plan custom kitchen. Extra cabinetry, pot drawers & generous storage is a plus for the fastidious gourmet - a huge island bench is a standout feature of this fabulous space to entertain, cook with ease and flair. A supersize SS gas oven with range hood, dishwasher, double sink and butler's size walk in pantry add perfection to this zone.

An all weather entertaining patio opens from the Family / Living / Kitchen. This is one of the highlights of the home as has a lovely low maintenance lawn with gardenbeds and feature fencing to frame the glorious acres of parkland and trees directly behind the home. Simply magnificent – providing a private country estate setting with endless walks & interesting exploration for the whole family.

A large laundry with lots of cabinetry and storage plus separate powder room complete the downstairs living of this perfectly presented home.

Upstairs is fully carpeted - a third large and bright living area provides clever separation between the huge master suite with



its own large balcony with sweeping hills face views and 2 large walk in robes. A very large ensuite also has lovely tree lined views and double vanity.

The family bathroom is just that – family sized for the discerning purchaser. A large bath, separate shower and a completely separate WC will ensure that family living is a breeze at the busiest of times.

Bedrooms 2 & 3 are also Queen sized with a full WIR in each. Bedroom 3 & Bedroom 4 / Study have glass doors which open to a large al fresco covered balcony with sweeping 180 degree views of the parkland and stunning sunsets. The layout and floor plan will suit everyone providing privacy, space and comfort.

Ducted reverse cycle air conditioning throughout, home security system, Solar boosted HWS are what the most fastidious purchaser expects- a quality built, beautifully presented home at a realistic price in one of Adelaide's most desirable family oriented locations.

Just 12 minutes by train to the CBD and excellent public transport, close to University of SA Campus, Endeavour College & Mawson Lakes School and nearby Mawson Lakes Shopping Precinct, this lovely residence is a beautifully affordable option too good to miss!



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