

**6 Grandview Court, Mawson Lakes, SA, 5095**



**House For Sale**

Tuesday, 26 November 2024

6 Grandview Court, Mawson Lakes, SA, 5095

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



Justin Irving  
0884828204

## Luxury Lakeside Living In The Heart Of Mawson Lakes

Ray White Salisbury is proud to present 6 Grandview Court Mawson Lakes.

### LOCATION

Set in one of Mawson Lakes' most prestigious areas, this home is positioned at the end of a peaceful cul-de-sac, surrounded by serene parks and reserves. With only one neighbouring property and a one-minute walk to the picturesque Main Lake, this executive residence offers a rare opportunity to enjoy tranquil yet luxurious living.

Just a short stroll to the vibrant Mawson Lakes precinct provides access to premium dining, cafes, and shopping options perfect for family outings or leisurely weekends. Educational institutions such as Endeavour College, Mawson Lakes School, and the University of South Australia (UniSA) are all within proximity, making it a prime location for families. For those commuting, the nearby train station offers swift access to the Adelaide CBD, just 25 minutes away.

This location strikes the perfect balance between urban convenience and serene suburban charm.

### THE RESIDENCE

Originally built in 2002, this extensively renovated home sits on a spacious 523sqm allotment and offers over 400sqm of luxury living. Every element of the property has been meticulously designed for comfort and sophistication, making it a standout residence in Mawson Lakes.

### GROUND LEVEL:

The home welcomes you with a freshly painted neutral façade, complemented by an exposed aggregate driveway, perimeter paths and modern fencing. Surrounding security lighting provides added peace of mind. A Double Garage with rear roller door access offers convenient off-street parking for multiple vehicles. Solar panels enhance energy efficiency, making this home a cost-effective choice.

Upon entry, 3-metre vaulted ceilings create a grand first impression. The seamless timber laminate flooring flows through the main areas, complemented by ducted reverse-cycle air conditioning and downlights for a luxurious atmosphere. A front lounge provides a cozy retreat, and a downstairs bedroom with plush carpeting and built-in robes serves as a guest suite, complete with ensuite access to the downstairs bathroom.

The heart of the home is the open-plan living, dining, and kitchen area, offering expansive views of the rear yard and outdoor entertaining spaces. The living area boasts a built-in fireplace and TV niche, while the gourmet kitchen includes a central island with stone waterfall benchtops, a 900mm stainless steel gas cooktop, oven and canopy rangehood, an integrated dishwasher, and abundant storage options. Adjacent to the kitchen, a spacious laundry offers external access and ample storage space.

### UPPER LEVEL:

Upstairs, there is an additional living space with a private balcony overlooking the beautiful parks and reserves of Mawson Lakes. This level also houses three substantially sized bedrooms, all with built in robes. The Master Suite includes an expansive walk-in robe and a luxurious ensuite with floor-to-ceiling tiling, double shower, frameless shower screens, tiled niche, spacious vanity, and a free standing bath tub. The other two bedrooms have easy access to the main bathroom, also including high-end features such as floor-to-ceiling tiling, frameless shower screen, bath tub, tiled niches and spacious vanity.

### OUTDOORS:

The backyard is an entertainer's dream, offering a large paved undercover area, low-maintenance faux lawn, and neatly maintained garden beds. With exposed aggregate detailing and two garden sheds for additional storage, the outdoor space is both practical and visually appealing.

## FEATURES

- Solar Panels
- 523sqm Allotment
- Three Luxurious Bathrooms
- Only 1-Minute Walk To The Main Lake
- 2002 Built Home, Extensively Renovated
- Double Garage with Rear Access Roller Door
- Four Spacious Bedrooms All With Built-in Robes
- Multiple Living Areas, Including Grand Open-Plan Living Downstairs and Balcony
- 3-Metre Vaulted Ceilings, Ducted Reverse-Cycle Air Conditioning, and Sleek Timber Laminate Flooring

Don't miss out on this rare opportunity in the desirable and upcoming Mawson Lakes area. For all enquiries, please contact James Aubert.

Regarding price. The property is being offered to the market by way of Auction. We will supply recent sales data for the area which is available upon request via email or at the open inspection.

Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale.