

7 Maple Circuit, Mawson Lakes, SA, 5095



House For Sale

Wednesday, 20 November 2024

7 Maple Circuit, Mawson Lakes, SA, 5095

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House

Cute As A Button

Just 12km (approx) north of the CBD, this cute as a button, energy-efficient 3 bedroom home offers the perfect combination of style and function. Whether you're looking for a rewarding investment to add to your portfolio, a first home buyer entering the exciting world of property ownership, or looking to downsize and enjoy low-maintenance living, this is an affordable opportunity not to be missed. Ross Whiston and Sallyann Vivian welcome you to 7 Maple Circuit, Mawson Lakes!

Step inside this beautifully presented home to discover a well-thought-out design with comfort and practicality at its core. The home features ducted evaporative cooling throughout and a split-system air conditioner in the living area to ensure year-round comfort.

With 3 generous bedrooms, the master is complete with a ceiling fan, walk-in robe, and ensuite, whilst bedrooms 2 and 3 each include a ceiling fan and built-in robes, providing ample storage and comfort for family or guests.

At the heart of the home, the kitchen is equipped for modern living, featuring a 4-burner gas cooktop, 600mm electric oven, dishwasher, and a walk-in pantry for added convenience. The open-plan design flows into the living area, making it perfect for hosting those weekend get togethers.

Step outside to the undercover outdoor entertaining area, where a ceiling fan provides a comfortable space for alfresco dining - lazy Sunday brunches are best served here.

Additional features include an automatic single garage roller door, instant gas hot water, and offering energy efficiency with approximately 6kW solar panels.

Additionally:

Year Built - 2003

Wall Construction - Brick

Land Size - 300m² (approx)

Floor Area - 142sqm (approx)

Zoning - HDN - Housing Diversity Neighbourhood

Local Council - City of Salisbury

Council Rates - \$481.90 p/q (approx)

Solar System - 6.6kW (approx)

Estimated Rental Return - \$590-\$610 p/w (approx)

Water Rates - \$158.63 p/q (approx, excl usage)

ESLevy - \$139.75 p/a (approx) FY 24/25

Easement(s) - No

Encumbrance(s) - Yes

Sewerage - Mains

Spoilt for choice with the many eateries, shops, parks and so much more that Mawson Lakes has to offer - not to mention a smooth and easy commute to the city or the sea - 7 Maple Circuit Mawson Lakes is definitely the one you've been waiting for.

Call Ross Whiston on 0418 643 770 or Sallyann Vivian on 0419 849 168 to make this cute as a button home yours today!

Want to find out where your property sits within the market? Have one of our multi-award-winning agents come out and provide you with a market update on your home or investment!

Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no

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