

## 45 Mallard Crescent MAWSON LAKES SA

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\*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser\*

Virtual <https://my.matterport.com/show/?m=kSmFqmtqB3g> Tour Link:

To submit an offer, please copy and paste this link into your browser:  
<https://www.edgerealty.com.au/buying/make-an-offer/>

Mike Lao, Tyson Bennett and Edge Realty RLA256385 are proud to present to the market this charming heritage-inspired abode offering relaxed living in a central location. Landscaped gardens and a paved driveway provide a warm welcome home. Whether you are looking for your first home, a savvy downsizer or an investment opportunity, this is a residence that is sure to tick all your

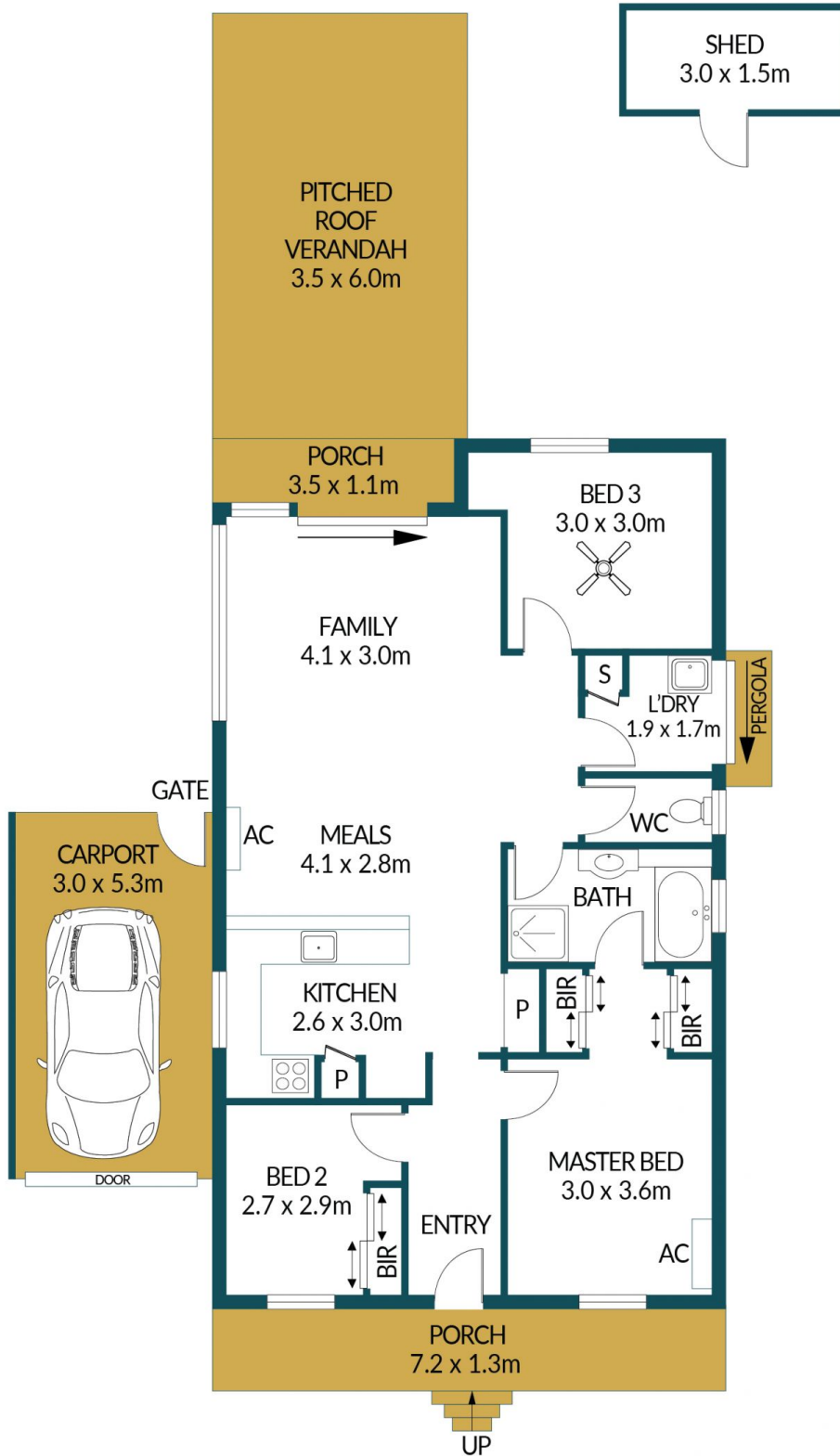
**Price** : \$ 550,000  
**Building Size** : 146 sqm  
**Land Size** : 267 sqm  
**View** : <https://www.edgerealty.com.au/sale/sa/north-north-east-suburbs/mawson-lakes/residential/house/7140496>



**Mike Lao**  
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## 45 MALLARD CRESCENT, MAWSON LAKES

### Disclaimer

Plans shown are for marketing purposes only. All dimensions are approximate and not to scale. They are subject to errors and inaccuracies and no liability will be accepted. Interested parties should make their own enquiries. Inclusions and exclusions must be confirmed in the Residential Contract.

### APPROXIMATE DIMENSIONS

LIVING:	90.8m <sup>2</sup>
CARPORT/SHED:	20.4m <sup>2</sup>
PORCH/VERANDAH:	34.2m <sup>2</sup>
PERGOLA:	1.1m <sup>2</sup>
TOTAL:	146.5m <sup>2</sup>