

## Mawson Lakes, 11 Spencer Court

As Good as it Gets!

Nestled in a super quiet street in Mawson Lakes, just moments from both Shearwater Lake and Main Lake, is this spacious 5-bedroom (two story) family home.

The design of the home is perfect for large families with bedrooms and bathrooms on both the ground floor and upper level with the ability to live together or apart as you desire. The downstairs living and dining area overlooks the outdoor entertainment area and swimming pool, allowing families to watch as children splash and play in the pool. There's also a room to retreat to by the pool, for a refreshment and unwind, or wash off before coming back into the home!

Features include:

- \* Large 540sqm (approx.) block
- \* 5 bedrooms, generous master bedroom with walk in robe, ensuite with spa bath and floor to ceiling tiles



**For Sale**

\$1,250,000 - \$1,350,000

**View**

[ljhooker.com.au/2BPYGJU](http://ljhooker.com.au/2BPYGJU)

**Contact**

**Shaun Roberts**

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**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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- \* Bedroom downstairs with direct access to downstairs bathroom perfect for adult children or elderly parents
- \* Open plan family and meals with gas feature fireplace
- \* Large family kitchen with stone benchtops, walk in pantry, oven, gas cooktop and dishwasher
- \* Upstairs living perfect for teenager's retreat, with access to upstairs balcony
- \* Ducted reverse cycle air conditioning to upper level of the home
- \* Four split heating/cooling units downstairs
- \* Ample undercover entertaining perfect for all year-round enjoyment
- \* External room adjacent to swimming pool with kitchen and bathroom
- \* Inground swimming pool to cool off in over summer with friends and family
- \* Double auto garage with additional workshop area/ or storeroom with internal access

A wonderful location just moments to popular Mawson Lakes attractions, including schools, cafes, restaurants and shopping precinct.

Enquire today!

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

## More About this Property

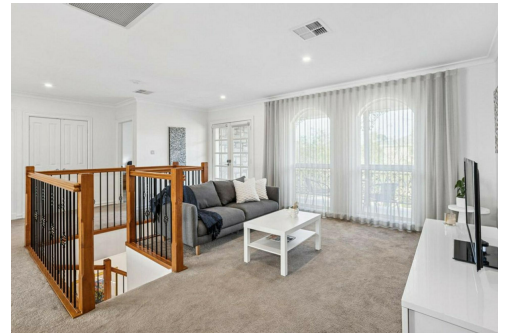
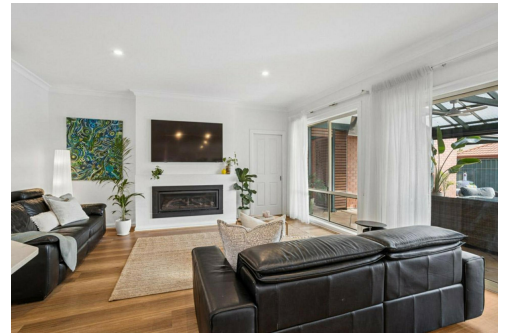
<b>Property ID</b>	2BPYGJU
<b>Property Type</b>	House
<b>House Size</b>	316 m2
<b>Land Area</b>	540 m2
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Pool Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

**Shaun Roberts 0435 367 534**

Managing Partner | Sales Specialist | shaunr@ljhsales.com.au

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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