

11A Lakeside Close, Mawson Lakes

## Space, Flexibility & Lifestyle in a Lakeside Setting

- Best Offers By - Mon 16th Feb at 1pm\*

Positioned in a tightly held pocket of Mawson Lakes, this well proportioned home offers outstanding flexibility for families, professionals or investors seeking space and functionality in a highly connected location.

Built in 2000, the home unfolds across two generous levels with multiple living zones to suit modern living.

Downstairs features three separate living areas, including a light filled open plan living and dining space that flows effortlessly to the paved rear yard, ideal for entertaining or relaxed everyday living. The front living area offers flexibility for a potential 5th bedroom conversion if required. Natural light flows through the kitchen located in the heart of the home, offering practicality and connection to the main living zones.

Upstairs, a fourth living area provides valuable separation, perfect as a retreat, media space or study zone. Accommodation is generous, with four bedrooms in total, including a master suite offering a walk-in

4 2 1

### FOR SALE

Best Offers By Mon 16th Feb

### VIEW

By Appointment

### AGENTS

Luke Mitchell

0411 703 055

luke.mitchell@ljhadelaidemetro.com.au

### AGENCY

LJ Hooker St Peters

(08) 8362 8008

All information contained therein is gathered from relevant third parties sources.  
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Interested parties must rely solely on their own enquiries.



robe, ensuite and sitting zone that opens to a private balcony. The home includes two full bathrooms plus a convenient powder room downstairs, presenting a move in ready opportunity with scope to modernise and add value over time.

Outside, the large, paved backyard offers low maintenance appeal, while the front courtyard with gated entry adds a sense of privacy and security. A remote controlled garage is complemented by additional driveway parking for one to two extra vehicles.

What we love:

- 4 Bedrooms with potential for more if required
- 4 separate living zones across both levels
- 2.7m ceilings downstairs
- New gas stove & exhaust fan
- New blinds downstairs
- Ducted reverse cycle air conditioning
- Remote controlled panel lift garage

Walking distance from the lake, parks, shops, schools and transport, this is a home that delivers space, lifestyle and future potential in equal measure.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

- \* 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 advice.

RLA 61345 RLA 282965 RLA 231015

## MORE DETAILS

Property ID	2DXUFDZ
Property Type	House
House Size	262 m2
Land Area	320 m2
Including	Toilets (3)

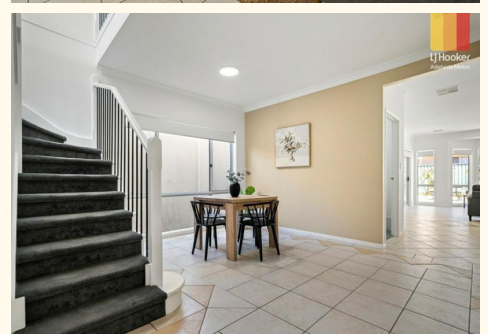
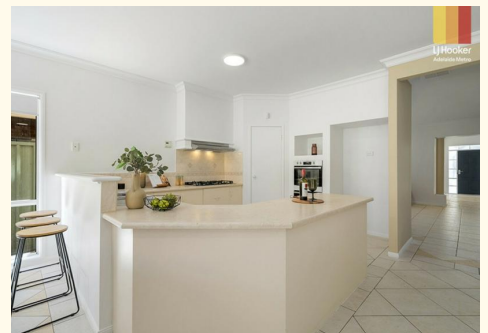
**Luke Mitchell 0411 703 055**

Sales Consultant | [luke.mitchell@ljhadelaidemetro.com.au](mailto:luke.mitchell@ljhadelaidemetro.com.au)

**LJ Hooker St Peters (08) 8362 8008**

2a Portrush Road, PAYNEHAM SA 5070

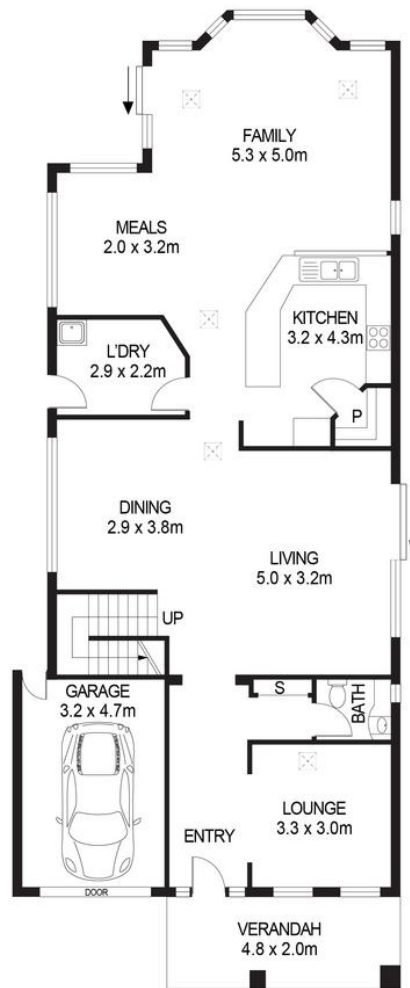
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FIRST FLOOR



GROUND FLOOR

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