

## Mawson Lakes, 12 Junction Street

A Home to Tick all your Boxes!



**For Sale**  
UNDER CONTRACT

**View**  
[ljhooker.com.au/2BDGGJU](http://ljhooker.com.au/2BDGGJU)

**Contact**  
**Shaun Roberts**  
0435 367 534  
[shaunr@ljhsales.com.au](mailto:shaunr@ljhsales.com.au)

Built in 2007, this modern 3-bedroom home is ideal for those looking for a low-maintenance lifestyle with room to entertain friends and family all in one. Perfect for entertaining, the open plan living area downstairs flows seamlessly outdoors to the downstairs to the large pitched roof pergola offering an abundance of space to unwind and enjoy outdoors! Highly sought after parking for two vehicles in the double carport accessible via the rear laneway, this location is so convenient to local amenities you'll be able to walk instead of driving.

Feature include:

- \* 3 Bedrooms, all with built-ins
- \* Master Bedroom also with access to main bathroom with spa and shower and own balcony
- \* Kitchen with breakfast bar and walk-in pantry, s/steel appliances, gas cook top, dishwasher



**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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**(08) 8289 6660**

- \* Open plan meals and family room with tiled flooring throughout
- \* Ducted reverse cycle air conditioning
- \* 2.7m ceilings downstairs
- \* Second toilet/ powder room located downstairs
- \* Large pitched roof pergola ideal for family gatherings or an afternoon BBQ lunch with friends
- \* Front gated courtyard offers a second outdoor area to enjoy with others!
- \* Rear Automatic panel lift lock up carport, accessed via Austral Lane
- \* Solar System with 10kw battery to save \$\$ on your electricity bills

Walking distance to Mawson Lakes Primary School, train and bus stations only minutes away and only a short walk to Mawson Lakes Central and the local shops. Whether you're looking to invest or buy for yourself, this property has all your boxes ticked!

Enquire today to avoid disappointment!

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

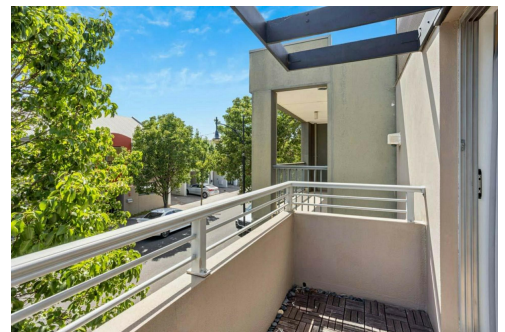
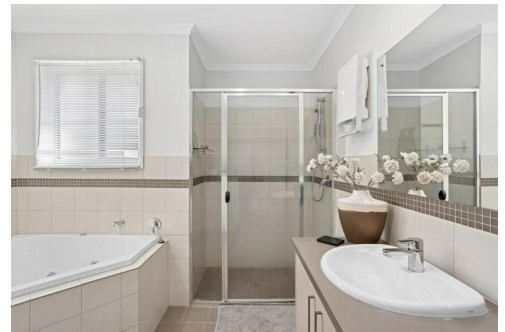
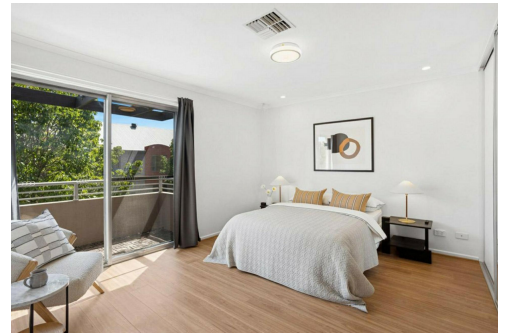
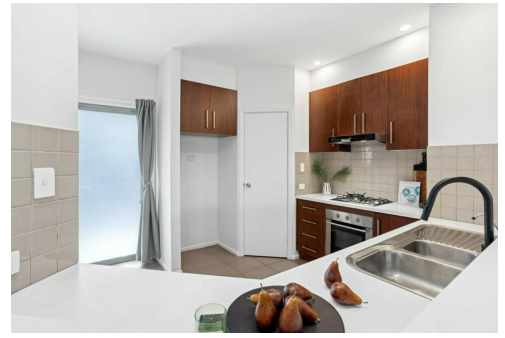
<b>Property ID</b>	2BDGGJU
<b>Property Type</b>	House
<b>House Size</b>	155 m2
<b>Land Area</b>	187 m2
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Toilets (1) Courtyard Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced

**Shaun Roberts 0435 367 534**

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

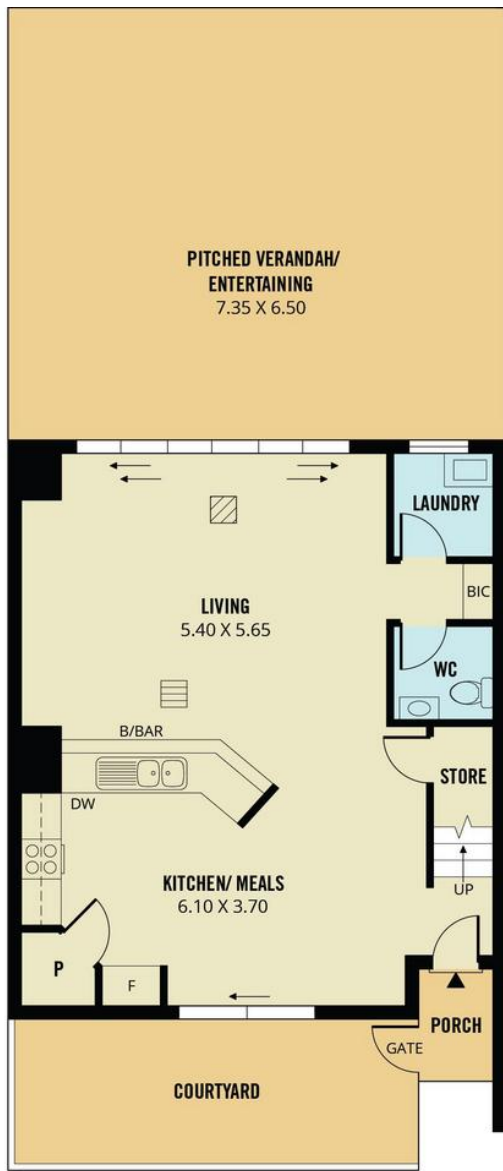
**LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660**

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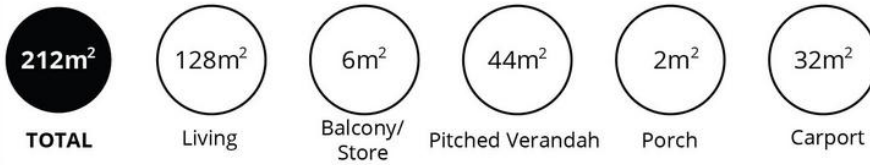


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**UPPER LEVEL**



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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