



## Mawson Lakes, 12 St Kitts Place

Look No Further, this is it!

Located in the popular Bridges Estate in Mawson Lakes within walking distance to Mawson Lakes Central, schools and public transport is this stunning three-bedroom family residence!

Built in 2005, this home is both light-filled and spacious with timeless appointments throughout. Featuring a modern central island kitchen between an open plan living and meals area, the bathrooms also benefit from modern look finishings that you'll enjoy for years to come. With space to entertain undercover and room in the backyard for children to play or space for the family pet, there's no need to look any further - this is it!

Features you'll love about the home:

- \* Large 405sqm (approx.) land size
- \* Three spacious bedrooms, master with ensuite and walk in robe
- \* Open plan family and meals area



**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.



**For Sale**  
UNDER CONTRACT

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

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

- \* Central modern kitchen with island bench and pendant lighting, stainless steel appliances and cupboard pantry
- \* Tiled flooring and LED lighting throughout
- \* High 2.7m ceilings with vaulted ceiling in entry hallway
- \* Zoned ducted reverse cycle air conditioning
- \* Main bathroom with bath/shower and separate toilet
- \* 6.6kW Solar panel system saving you on your electricity
- \* Pitch roof pergola outdoor entertaining perfect for a family BBQ
- \* Lawn area to the rear ideal for children to play or for the family pet
- \* Double auto garage with convenient internal access to the home and roller door access to rear yard

When you live this close to Mawson Lakes central, you'll enjoy morning walks to cafes and restaurants, along with walks around the many lakes located in the area. The interchange and bus station are also just a short walk away, proving convenience to those commuting to the Adelaide CBD for work or pleasure.

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>	2BUGGJU
<b>Property Type</b>	House
<b>House Size</b>	180 m2
<b>Land Area</b>	405 m2
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Secure Parking Fully Fenced Solar Panels

**Shaun Roberts 0435 367 534**

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

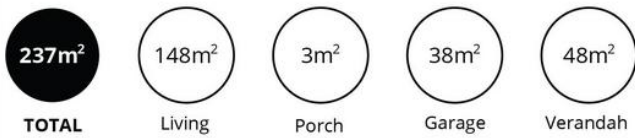
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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