

## Mawson Lakes, 124 Sanctuary Drive

The Perfect Place to Call Home!



Built in 2007, this delightful three-bedroom family home is located in the 'Sanctuary Estate' of Mawson Lakes just moments to parks, reserves and wetlands for you to explore at your leisure. It has a spacious open-plan living area, that extends outdoors to a paved entertaining area with pitch roof pergola perfect for a BBQ with family and friends over summer. The L shape lawn area is ideal for those with young children and perfect for pets.

Features include:

- \* Three bedrooms, master with walk-in robe and ensuite bathroom
- \* Bedrooms two and three both with built-in robes
- \* Open-plan family and meals
- \* Modern kitchen, with oven, gas cooktop, dishwasher and cupboard pantry
- \* Main central bathroom with bath/shower and separate toilet
- \* Ducted reverse cycle air conditioning
- \* Pitch roof pergola entertaining outdoors overlooking lawn backyard + garden shed

**For Sale**

UNDER CONTRACT BY SHAUN ROBERTS

**View**

[ljhooker.com.au/2B23GJU](http://ljhooker.com.au/2B23GJU)

**Contact**

**Shaun Roberts**

0435 367 534

[shaunr@ljhsales.com.au](mailto:shaunr@ljhsales.com.au)



**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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- \* Home Alarm + security camera x1
- \* Double auto garage with internal access to the home
- \* Roller door access to rear yard

Easy access to Salisbury Highway and the North/South Expressway, as well as Mawson Lakes Central with shops, schools, interchange, UNI SA, restaurants and cafes. Get ready to enjoy the convenience and lifestyle on offer living in the vibrant family friendly suburb.

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

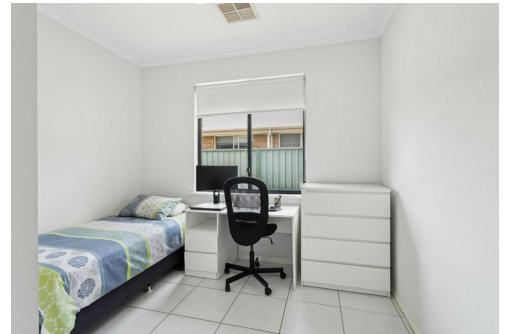
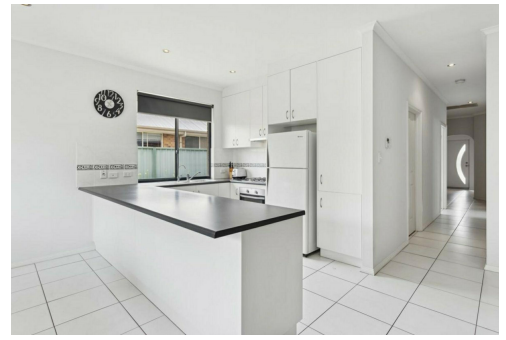
<b>Property ID</b>	2B23GJU
<b>Property Type</b>	House
<b>House Size</b>	146 m <sup>2</sup>
<b>Land Area</b>	337 m <sup>2</sup>
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Alarm Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

**Shaun Roberts 0435 367 534**

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

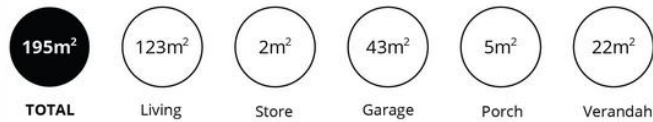
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North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
greenwithgoldengrove.ljhooker.com.au | info@ljhsupport.com.au



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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. Produced by The Fotobase Group