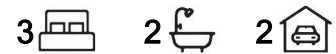




## Mawson Lakes, 13 Hope Lane

Ideal Living in a Prime Position!



**For Sale**  
Please Call

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

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

Filled with natural light and quality finishes throughout, this beautifully presented 3-bedroom family home offers the perfect blend of comfort, style, and practicality. Ideally situated right next door to the peaceful Hope Reserve, the property enjoys tranquil surroundings while remaining close to every convenience. Whether you're relaxing at home or entertaining guests, this residence provides a warm and welcoming atmosphere that caters to modern family living

Features include

- \* 3 Bedrooms all with built in robes
- \* Master bedroom complete with ensuite and views over Hope Reserve
- \* Kitchen with stainless steel appliances, gas cook top, subway tile splashback and pantry space
- \* Open plan family and meals area with tiled flooring throughout the ground floor
- \* Ducted reverse cycle air conditioning for year-round comfort



**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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**| Mawson Lakes | Modbury**  
**(08) 8289 6660**

- \* Modern bathrooms with floor to ceiling tiles
- \* Automatic double carport accessed through laneway
- \* Convenient second toilet / powder room located on the ground floor
- \* European style laundry
- \* Low Maintenance lifestyle

This home is ideal for first-home buyers, growing families, or savvy investors. Enjoy the best of Mawson Lakes living. Close to schools, public transport, cafes, restaurants, walking trails, and all the amenities the area has to offer. With easy access to Main North Road, the North–South Motorway, and Salisbury Highway, commuting around Adelaide is effortless

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

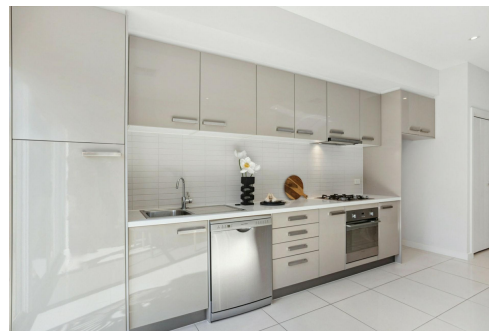
<b>Property ID</b>	2BSVGJU
<b>Property Type</b>	House
<b>House Size</b>	149 m2
<b>Land Area</b>	140 m2
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Courtyard Dishwasher Built-in-Robes Fully Fenced

**Shaun Roberts 0435 367 534**

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

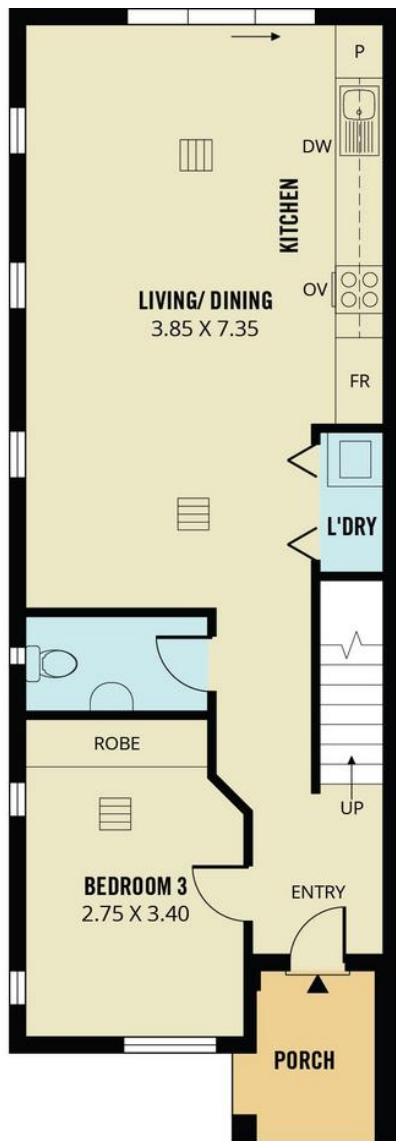
**LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660**

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

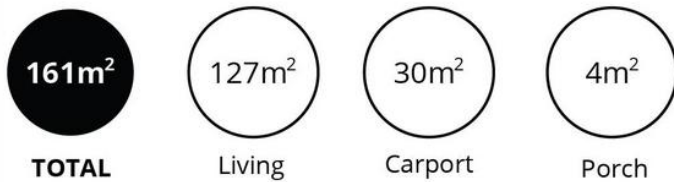


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**UPPER LEVEL**



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. Produced by **The Fotobase Group**