



13 Lord Howe Crescent, Mawson Lakes

5 2 2

## Look No Further, a Home Fit for the Family!

Built in 2005, this large 4-bedroom family home delivers comfort and space over two generous levels. With the flexibility of two good size living areas on the ground level along with a third space upstairs perfect as a teenagers retreat this home is perfect for growing families looking to provide room to move whilst also being low maintenance freeing up time to spend together.

### Features Include:

- Large family home of some 262m<sup>2</sup> of under roof living (approx.)
- 4 generous bedrooms, extra large master bedroom with balcony, walk in wardrobe, ensuite and additional built in wardrobe
- Bedrooms 2, 3, 4 all with built in wardrobes
- Open plan family and meals area overlooking outdoor area
- Kitchen with gas cooktop, dishwasher, oven, cupboard pantry and ceiling fan
- Additional central living area ideal as casual lounge for when guests come over
- Upstairs retreat/ lounge for teenagers, or space to unwind before bed
- Home office downstairs with ceiling fan located at front of home
- Ducted reverse cycle air conditioning for year-round comfort

**FOR SALE**  
UNDER CONTRACT

### AGENTS

Shaun Roberts  
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### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

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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- Low maintenance paved outdoor entertaining
- Double garage with single remote door, rear access via single manual roller door and convenient internal access to home
- Automatic and manual security shutters throughout
- Downstairs powder room with built in storage cupboard

Positioned in the Sanctuary Estate in Mawson Lakes, this home enjoys a peaceful setting surrounded by parks, wetlands and picturesque walking trails. Everyday convenience is just minutes away with Mawson Lakes Central, the beautiful lake precinct, the University of South Australia Mawson Lakes Campus and quality local schools all nearby, an ideal setting for large or growing families to enjoy.

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 our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

## MORE DETAILS

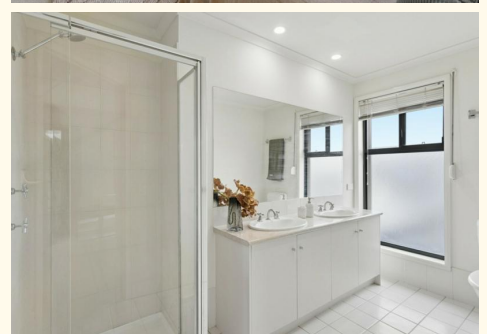
Property ID	2D5JGJU
Property Type	House
House Size	262 m2
Land Area	322 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Built-in-Robes Secure Parking Fully Fenced

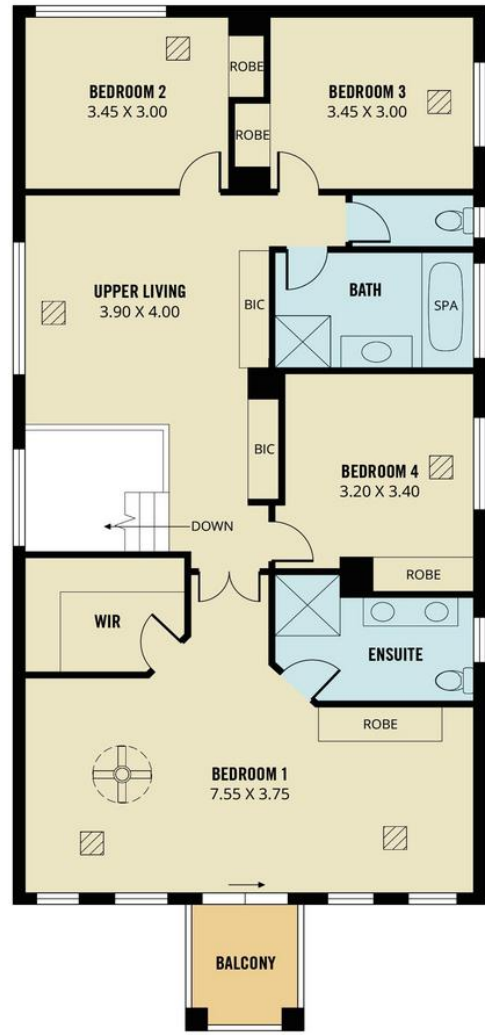
**Shaun Roberts 0435 367 534**

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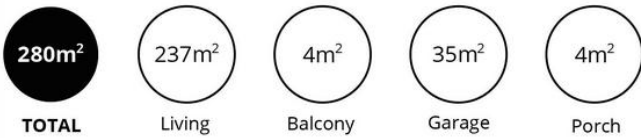
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UPPER LEVEL



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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