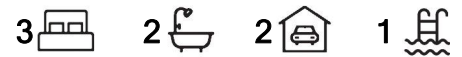


Mawson Lakes, 14 Rosella Street

A Quality Home Designed around Entertaining!



Situated on a generous 557sqm (approx.) allotment of land in the heart of Mawson Lakes is this quality built 3 bedroom 'Rossdale Home'. A wonderful design with living and meals areas overlooking the outdoor entertaining, lawn yard and swimming pool. A gorgeous location with picturesque wetland setting to the rear attracting an abundance of birdlife, which is visible from bedroom 3. Walking distance to cafes, shops, Mawson Lakes Primary School and interchange, this home offers hard to beat convenience, while catering to the needs of those who love to entertain outside with family, friends and welcome guests!

Features include:

- * 3 Bedrooms, master with walk in robe, ensuite and plantation shutters
- * Bedroom 3 with walk in robe and direct access to main bathroom
- * Central island kitchen with gas cooktop, oven and dishwasher
- * Adjacent separate meals and family room with views over backyard
- * Ducted reverse cycle air conditioning



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
\$869,000 - \$919,000

View
ljhooker.com.au/2ASHGJU

Contact
Shaun Roberts
0435 367 534
shaunr@ljhsales.com.au

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

- * Large entry to welcome guests
- * Large pitch roof pergola entertaining area
- * In ground solar heated swimming pool to cool off over summer!
- * Lawn area for children to play or perfect for the family pet
- * Large 21m frontage (approx.)
- * Double auto garage with internal access

Enjoy a morning walk via the many walking trails to the main lake or enjoy a coffee at the local café with friends. There's so much to love about living in Mawson Lakes.

How will you spend your weekends living here?

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

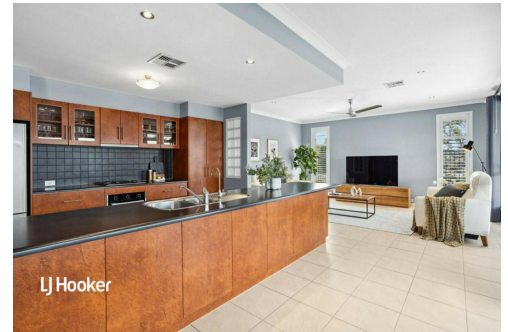
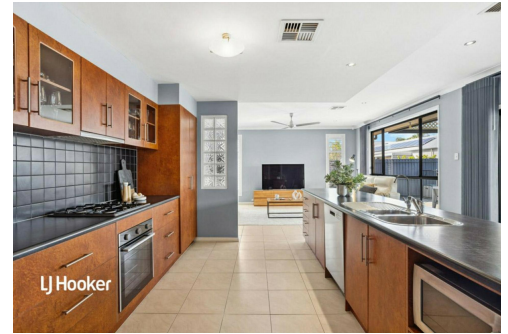
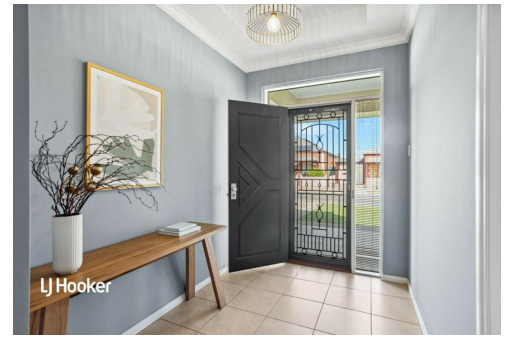
Property ID	2ASHGJU
Property Type	House
House Size	208 m ²
Land Area	557 m ²
Including	Air Conditioning Ducted Cooling Ducted Heating Pool Dishwasher Secure Parking Fully Fenced

Shaun Roberts 0435 367 534

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

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ROSELLA STREET

SITE PLAN
(NOT TO SCALE)

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