

14 Victoria Parade, Mawson Lakes

A Modern Masterpiece!

Set behind a striking facade, this architecturally designed 3-bedroom home delivers a seamless blend of contemporary style and low maintenance living in the heart of Mawson Lakes!




From the moment you step inside you're welcomed by the grand entrance with soaring ceilings, exposed brickwork feature wall with floating iron staircase and balustrade an absolute delight to the senses.

Expansive windows, glass doors and a skylight flood the home with sunlight, connecting effortlessly to a private courtyard, the perfect setting for entertaining or unwinding in complete privacy.

The open-plan kitchen and living zone forms the heart of the home, combining sleek finishes with practical design, ideal for both everyday living and hosting guests. Upstairs, the master suite offers a luxurious retreat complete with a modern ensuite including large freestanding bath tub and generous walk-in wardrobe, while additional bedrooms provide flexibility for family, guests or a home office.

Features Include:

- Three bedrooms, master with spacious wall to wall walk in wardrobe and open ultra-modern ensuite equipped with his and

3  2  2 

FOR SALE
UNDER CONTRACT

AGENTS

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

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.

 **LJ Hooker**

- hers sink, free standing bathtub, floor to ceiling tiles and window overlooking courtyard
- Bedroom 2 with brick feature wall, bedroom 3 with built in wardrobe
- Open plan kitchen/living area
- Stylish kitchen with built in fridge/freezer, dishwasher, Fisher and Paykel induction electric cooktop, built in microwave and oven, stone benchtop and splashback and floating shelves
- Modern bathroom upstairs freestanding bathtub, his and hers sink, floor to ceiling tiles and skylight
- Ducted reverse cycle heating and cooling
- Private courtyard with corner sliding doors and built in timber seating, paired with a wood panel feature wall
- Upstairs study nook with built in desk/drawers, and built in storage cupboard
- Honed concrete flooring throughout downstairs and feature brick wall, giving an industrial urban look
- Downstairs laundry nook and powder room with barn door
- Grand entrance with chandelier pendant light
- 2.7m high ceilings throughout the home
- Single automatic roller door garage with internal access to home via barn door
- Cosy rear yard with aggregate concrete and artificial lawn

Positioned moments from UniSA, cafés, walking trails and transport, this is a standout opportunity for owner-occupiers and investors alike seeking a modern lifestyle in a highly desirable location.

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

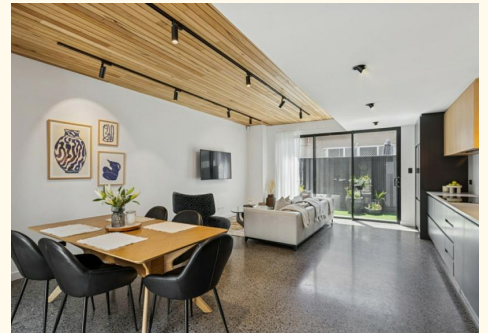
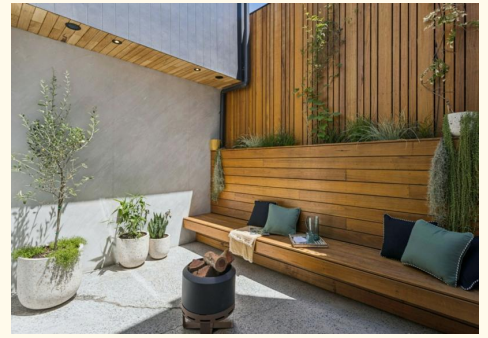
Property ID	2CUDGJU
Property Type	House
House Size	185 m2
Land Area	138 m2
Including	Study Air Conditioning Ducted Cooling Ducted Heating Dishwasher Secure Parking Fully Fenced

Shaun Roberts 0435 367 534

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

LJ Hooker Property Specialists (08) 8289 6660

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





VICTORIA PARADE

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