

## Mawson Lakes, 15 Elmwood Court

A Large Family Home with Big Backyard for Growing Families!

Located in the heart of Mawson Lakes only moments from nearby lakes and parks, is this modern four bedroom family home built in 2005.

A home that's big on space and perfect for entertaining thanks to two generously sized living spaces, including an open plan kitchen/living space to the rear of the home with sliding access to an outdoor entertaining area. With a big backyard and plenty of lawn area for children to play or ideal for those with pets, this is a home the entire family are guaranteed to enjoy!

With three big double size bedrooms featuring built in robes upstairs and a super spacious master bedroom with roomy walk in robe and ensuite for mum and dad.

Features include:



**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**  
UNDER CONTRACT

**View**  
By Appointment

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

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

- \* Large 257sqm home (approx.) under roof
- \* Four bedrooms, master with walk in robe and ensuite
- \* All additional bedrooms with built in robes
- \* Open plan family living with large kitchen, oven, gas cooktop, pantry and dishwasher
- \* Formal dining area in the centre of the home
- \* Front formal lounge/second living to the front of the home with split system air conditioning
- \* Study space/nook on upper level
- \* Ducted evaporative cooling with ducted gas heating throughout
- \* Outdoor undercover entertaining overlooks the rear backyard
- \* Plenty of space and lawn area for the children's trampoline and a game of backyard soccer
- \* Double garage with manual doors, and roller door access to the backyard

A fantastic location in close proximity to many walking and bike trails, lakes and parks and a range of public and private schools also close by. It is conveniently located near ample public transport options, including Mawson Lakes Central and provides easy access to Montacute Road and Main North Road, ensuring a seamless commute to the Adelaide CBD.

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



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## More About this Property

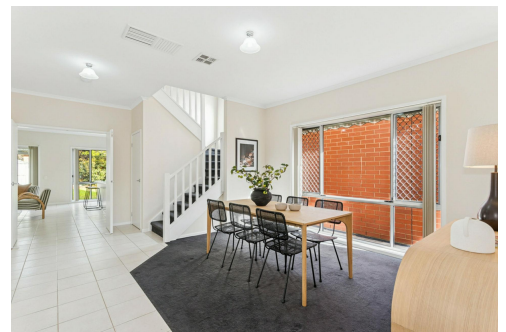
<b>Property ID</b>	2C13GJU
<b>Property Type</b>	House
<b>House Size</b>	257 m2
<b>Land Area</b>	420 m2
<b>Including</b>	Study Air Conditioning Evaporative Cooling Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Shaun Roberts 0435 367 534**

Managing Partner | Sales Specialist | [shaunr@ljhsales.com.au](mailto:shaunr@ljhsales.com.au)

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North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
[greenwithgoldengrove.ljhooker.com.au](mailto:greenwithgoldengrove.ljhooker.com.au) | [info@ljhsupport.com.au](mailto:info@ljhsupport.com.au)



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## ELMWOOD COURT

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