

## Mawson Lakes, 15 Sheaoak Drive

A Rare Find in a Sought-after Location!

Auction Location: Onsite

AUCTION: Onsite, Saturday the 22nd of June at 11am

Situated on a whopping 803m2(approx.) corner block with dual street access and space to store a caravan via the second driveway, is this large single-story four-bedroom plus study residence. The home boasts a spacious central living space with kitchen and meals areas that overlook gardens and lawn areas to both sides of the home. There's space for the kid's trampoline, room for the family pet and a game of backyard cricket and space for a swimming pool perhaps in the future (subject to planning/council approvals). Right in the heart of the original section of Mawson Lakes overlooking a tree-lined park over the road and walking distance to the main lake, schools and restaurants, this is the perfect home and location to settle down and raise a family!



### For Sale

Auction Saturday 22nd June at 11am On-Site

### View

[ljhooker.com.au/2ACVGJU](http://ljhooker.com.au/2ACVGJU)

### Contact

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**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.

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

Features include:

- \* Large 803m2 (approx.) corner block
- \* 4 bedrooms + study/home office + additional office/ prayer room
- \* Master bedroom with built-in robe, ensuite with spa bath
- \* Bedrooms two, three and four all with built-in robes
- \* Spacious central family living/games and meals space
- \* Kitchen with gas cooktop, oven and walk-in pantry, overlooking the backyard
- \* Front formal lounge
- \* Ducted reverse cycle air conditioning
- \* 9.9kw solar panel system saving you \$\$ on your electricity bills
- \* Irrigated watering system to gardens
- \* Double auto garage with internal access and glass sliding door access to rear yard
- \* Second driveway with carport that can accommodate two more vehicles undercover or ideal for storing a caravan on-site

Such a wonderful quiet location, with a walking trail across the road ideal for children to ride their bikes along the path or for the evening walk as a family. So much on offer this truly is a rare find in such a sought-after 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 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



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## More About this Property

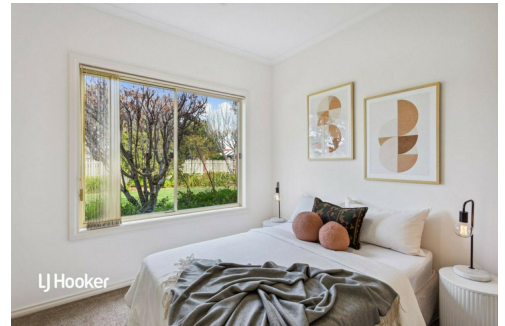
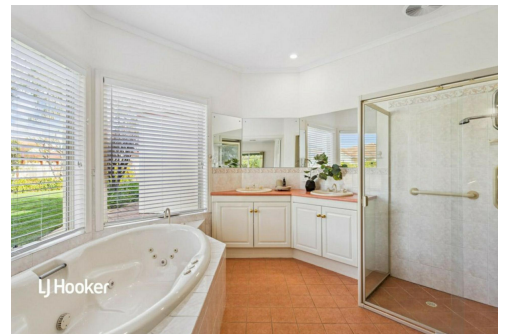
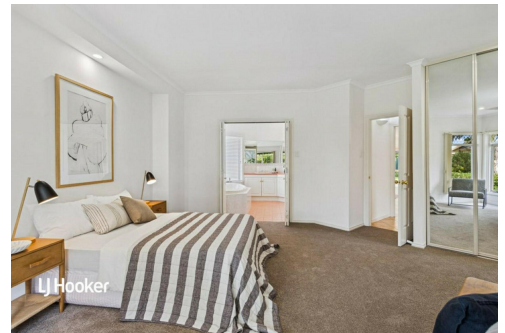
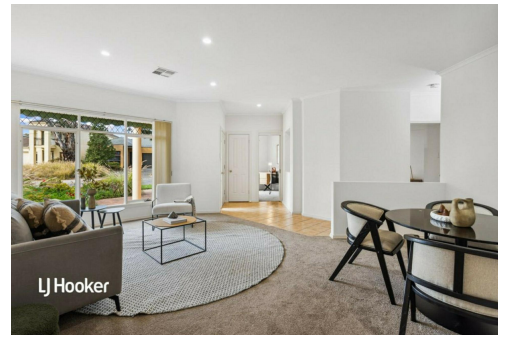
Property ID	2ACVGJU
Property Type	House
House Size	254 m <sup>2</sup>
Land Area	803 m <sup>2</sup>
Including	Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Outdoor Entertaining Secure Parking Fully Fenced Solar Panels

**Shaun Roberts 0435 367 534**

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**SHEAOAK DRIVE**

**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.

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