



15A Heron Walk, Mawson Lakes

## Steps From Shearwater Lake!

Fresh, functional and ready to enjoy! This well-presented 3-bedroom home offers an easy-care lifestyle suited to downsizers, young families or savvy investors. Thoughtfully designed with an open-plan living at its centre, the home flows effortlessly to a spacious outdoor pergola and lawn area, perfect for relaxed afternoons or entertaining with ease. The generous master suite provides a comfortable retreat, while recent updates including fresh paint and new carpets add a modern, move-in-ready feel.

With low-maintenance appeal and practical living spaces throughout, this home simply makes everyday life easy.

### Features Include:

- 3 bedrooms, including a spacious master featuring an ensuite and walk-in wardrobe.
- Open plan kitchen/living with split system air conditioner.
- Kitchen with electric cooktop, oven, and cupboard pantry.
- " Main bathroom with bath, separate vanity and toilet.
- " Pitched-roof pergola with café roll-down blinds, and a generous lawn perfect for children to play.
- 2.7m high ceilings and LED downlights throughout the home.
- Single automatic roller door garage with internal access.
- Freshly painted and new carpets throughout the home.

3  2  2 

**FOR SALE**  
\$850,000

**VIEW**  
Sat 4th Apr @ 12:30PM - 1:00PM

**AGENTS**  
Darren Hutton  
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**AGENCY**  
LJ Hooker Property Specialists Gawler |  
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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**

- Laundry with sink and side access.

Enjoy weekend strolls or bike rides along Shearwater Lake right at your doorstep, a beautifully maintained reserve featuring scenic walking and cycling trails, BBQ facilities, shaded picnic spots and playgrounds for children to enjoy. It's the perfect location to unwind, stay active or spend quality time outdoors, all just moments from home.

For any further information, or to make a time to inspect, please contact Darren Hutton on 0408 086 249.

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 343733

## MORE DETAILS

Property ID	1VZKG54
Property Type	House
House Size	140 m2
Land Area	286 m2
Including	Ensuite Air Conditioning Courtyard Dishwasher Outdoor Entertaining Secure Parking Fully Fenced

### Darren Hutton 0408 086 249

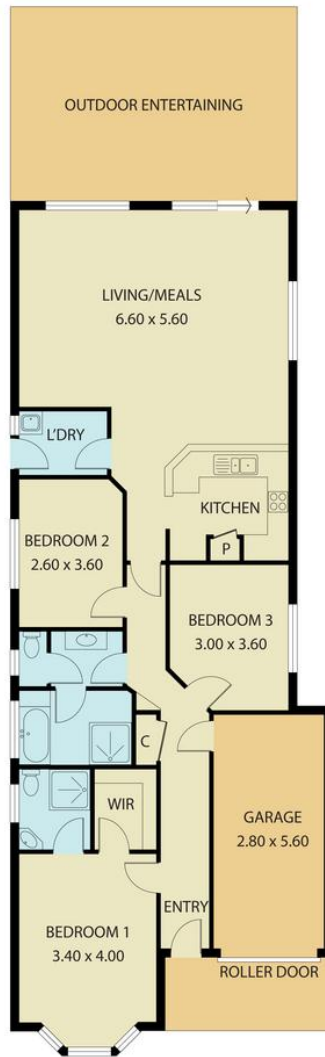
Sales Partner | Sales Specialist | darrenh@ljhsales.com.au

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15A Heron Walk,  
**MAWSON LAKES**



Living:	125.00SQM
Garage:	15.68SQM
Entertaining:	30.36SQM
<b>TOTAL:</b>	<b>171.04SQM</b>

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.