

## Mawson Lakes, 16 Saint Elias Street

The Perfect Investment Property or Future Home for Young Buyers!

Situated within a small group of townhouses is this modern 3 bedroom home, offering two spacious living areas and a low maintenance lifestyle for those living here. Located in a wonderful quiet estate known as the 'The Sanctuary', offering ease for those commuting by car across Adelaide with easy-access onto the North/South Expressway, Salisbury Highway and Port Wakefield Road. If you're looking for your next investment or to get your foot in the door in the Adelaide Property Market you won't want to miss this!

\*\* Currently tenanted for \$500 per week on a fixed lease until 22nd July 2025

\*\* Community Fee per quarter only \$470 (approx.)

Features include:

\* 3 Bedrooms, master with own balcony, walk in robe and ensuite



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

**Contact**  
**Shaun Roberts**  
0435 367 534  
[shaunr@ljhsales.com.au](mailto:shaunr@ljhsales.com.au)

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

- \* Bedroom 2 with built in robe
- \* Modern kitchen with stainless steel appliances and breakfast bar
- \* Open plan family and meals area
- \* Front formal lounge
- \* Upper landing with linen cupboard between the bedrooms
- \* Ducted reverse cycle air conditioning
- \* 2.7m high ceilings both upstairs and downstairs
- \* Laundry with guest toilet downstairs
- \* Single automatic carport accessible from the rear driveway
- \* Tinted windows downstairs keeping the home cooler
- \* Low maintenance gardens
- \* Paved rear courtyard
- \* Land size approx. 147sqm

Perfect for those looking for an easy and convenient lifestyle in Mawson Lakes, close to local shopping, schooling, restaurants and walking trails.

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

## More About this Property

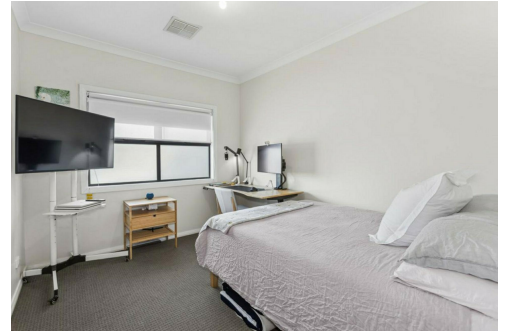
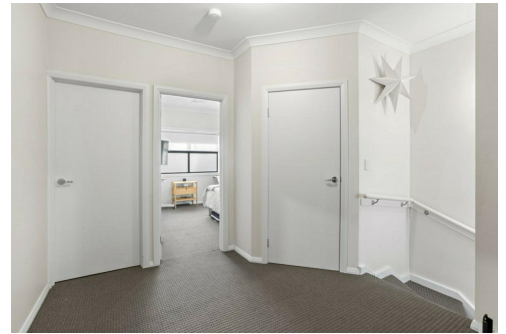
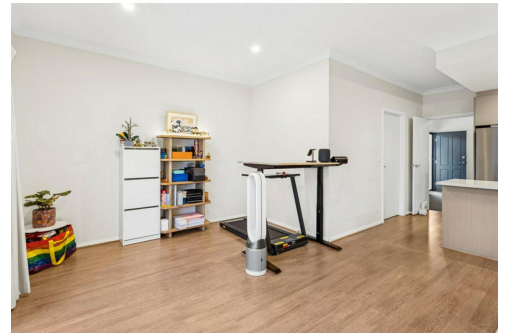
<b>Property ID</b>	2BDRGJU
<b>Property Type</b>	House
<b>House Size</b>	142 m2
<b>Land Area</b>	147 m2
<b>Including</b>	Air Conditioning Toilets (1) Courtyard Balcony Secure Parking Fully Fenced

**Shaun Roberts 0435 367 534**

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

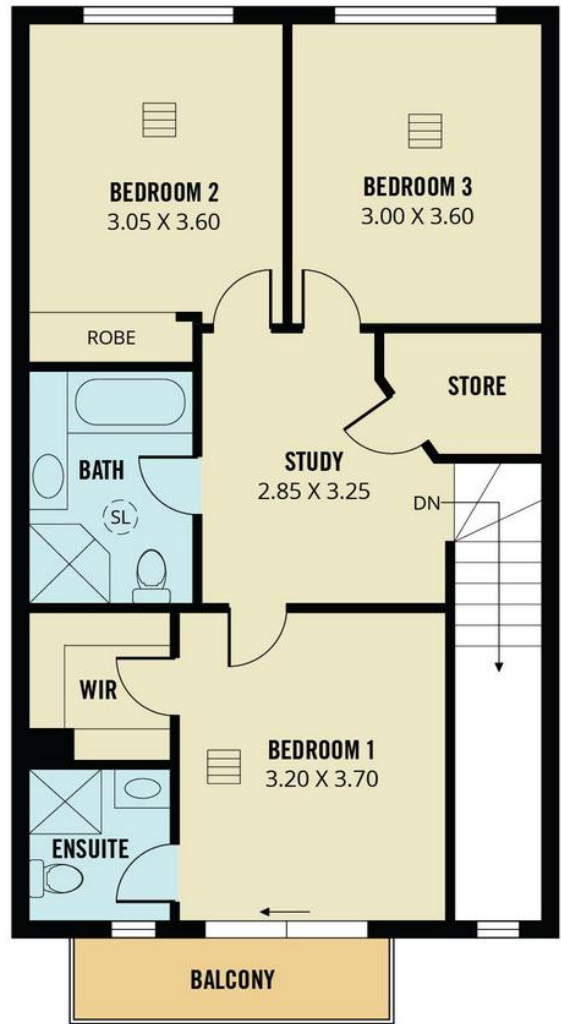
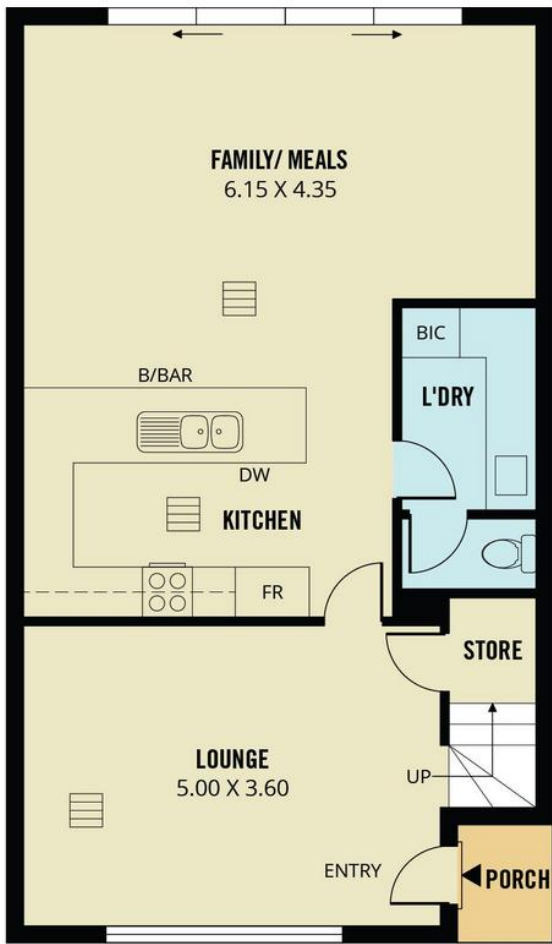
**LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660**

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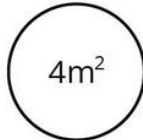
**UPPER LEVEL**



**TOTAL**



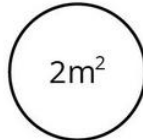
Living



Balcony



Carport



Porch

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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