



17A Douglas Drive, Mawson Lakes

## The Finest Views in Mawson Lakes!

Located overlooking the main lake of Mawson Lakes and a short walk to popular cafes, shops, schools and Mawson Lakes interchange, is this stunning 3 bedroom townhouse built in 2014.

A thoughtful design with the main open plan living and entertaining being set on the upper level extending to the balcony with un-spoilt lake views and evening sunsets! Offering three bedrooms with two being located on the ground level with own main bathroom, along with private courtyard, while the master bedroom is located upstairs with balcony, walk in robe to own ensuite.

Features include:

- Community Title Home
- Three bedrooms, master with walk in robe and ensuite, bedroom 2 and 3 with built in robes
- Open plan family and meals with balcony access upstairs
- Modern kitchen with cupboard pantry, gas cooktop, oven and dishwasher, pendant light
- Powder room located on upper floor for guests
- Floating timber style floors
- Main bathroom with bath and shower located on ground floor

3 🏠 2 🚿 1 🚗

**FOR SALE**  
UNDER CONTRACT

### AGENTS

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### 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**

- LED downlights with high ceilings throughout
- Ducted reverse cycle heating and cooling throughout
- Single auto garage with internal access
- Solar panels saving you on your electricity bills
- Outdoor courtyard along with open air balcony on upper level

You'll be hard pressed to find a more convenient location in Mawson Lakes, offering a lifestyle reminiscent of being on holidays year-round with walking trails all accessible from your front door. Low maintenance for those looking for a lock and leave lifestyle or who wish to simply get out and enjoy the outdoors and breathtaking surrounding setting!

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

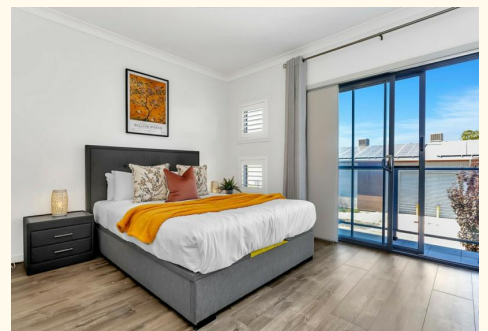
Property ID	2D38GJU
Property Type	House
House Size	153 m2
Land Area	143 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage

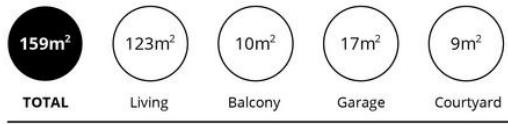
**Shaun Roberts 0435 367 534**

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**LJ Hooker Property Specialists (08) 8289 6660**

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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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