







2 Brimpton Avenue, Mawson Lakes

A Great Family Entertainer!

Auction Location: 2 Brimpton Avenue, Mawson Lakes SA 5095

Set on a generous 681sqm (approx.) corner allotment, this large 2007 built family home offers the kind of space that gives everyone room to enjoy their own corner of the home. With four bedrooms, multiple living zones and a dedicated rumpus/games room, there's plenty of flexibility for larger families, growing teenagers and those who love having room to entertain.

The kitchen takes full advantage of its position, overlooking the outdoor entertaining area and sparkling inground swimming pool, creating a natural connection between indoor and outdoor living. Whether it's cooling off in the pool on a hot summer afternoon, hosting family and friends under the covered entertaining area or simply enjoying the space on offer, this home is made for making memories!

Features Include:

- Four bedrooms, spacious master with walk in wardrobe, ceiling fan and ensuite with bathtub and his/hers sink
- Bedroom 2 with ceiling fan and walk in wardrobe
- Bedrooms 3 and 4 with built in wardrobes, and ceiling fans
- Open plan living and meals area

4 2 2

AUCTION
Sat 21st Nov @ 10:30AM

VIEW
Sat 7th Nov @ 2:30PM - 3:00PM

AGENTS
Shaun Roberts
0435 367 534
shaunr@ljhsales.com.au

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

- Formal dining and lounge room with vaulted ceilings and gas fireplace
- Rumpus/games room with double doors, and access to outdoor entertaining
- Kitchen with gas cooktop, oven, dishwasher, walk in pantry, and large glass corner window overlooking pool and outdoor entertaining
- Ducted reverse cycle heating and cooling for year-round comfort
- Pitched/flat roof outdoor entertaining ideal for BBQ's poolside with friends
- In ground salt/chlorinated swimming pool, perfect for those warmer days
- Double garage with access to outdoor entertaining via manual roller door
- LED downlights
- Additional lawn backyard with garden shed
- Ample off street parking due to convenient corner position, space for a caravan or boat to the left of the driveway











Positioned within the Shoalhaven Estate, enjoy all that Mawson Lakes has to offer, with scenic lakes, walking trails, parks and reserves close by. Cafés, restaurants, shopping and everyday amenities are all within easy reach, while Adelaide University, public transport and major road connections make commuting and getting around Adelaide convenient. It's a fantastic opportunity to secure a spacious family home in one of Mawson Lakes' established residential pockets.

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

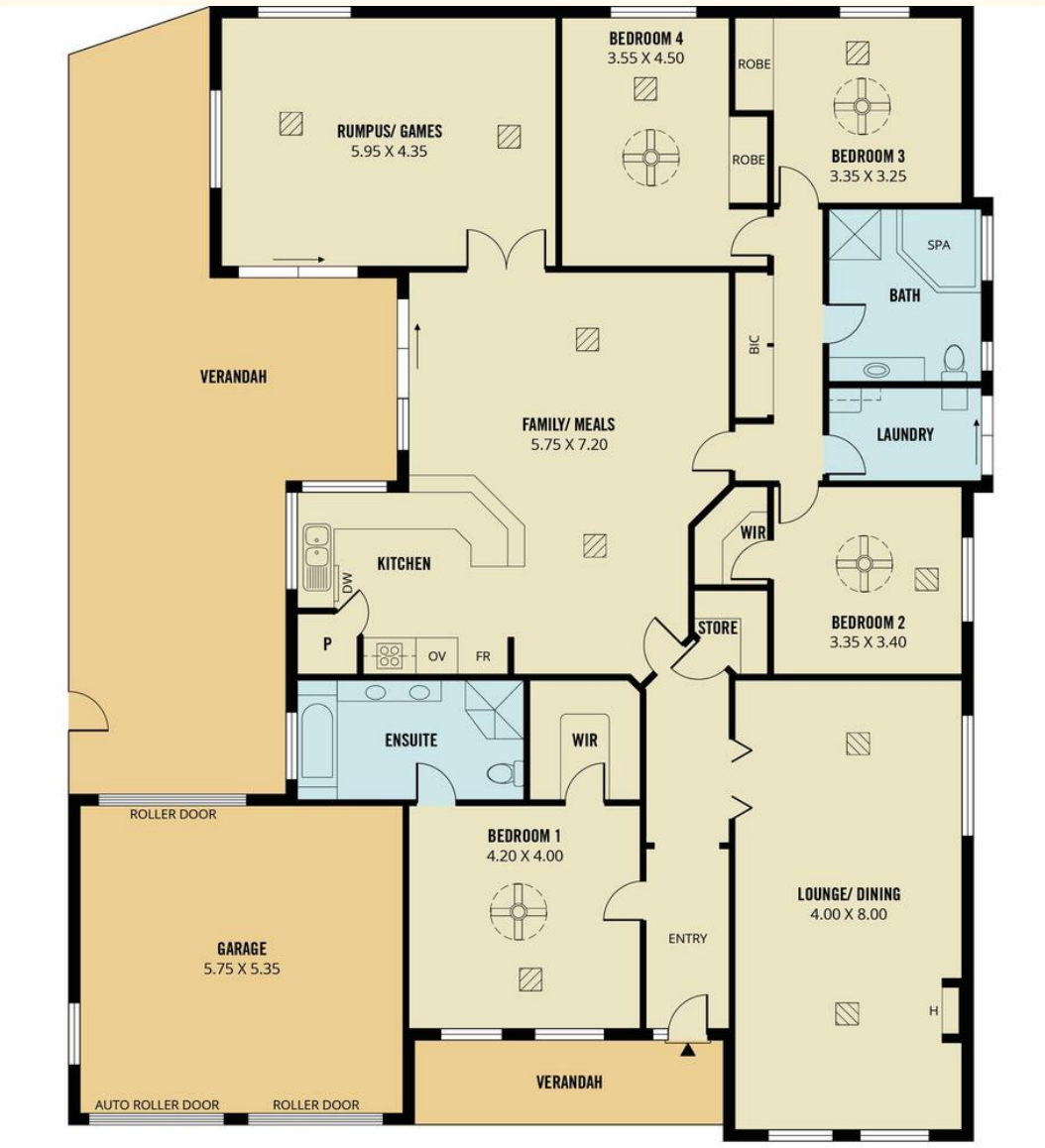
MORE DETAILS

Property ID	2E4JGJU
Property Type	House
House Size	255 m2
Land Area	681 m2
Including	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Pool
	Dishwasher
	Built-in-Robes
	Secure Parking
	Fully Fenced

Shaun Roberts 0435 367 534
Managing Partner | Sales Specialist | shaunr@ljhsales.com.au

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328m²	223m²	61m²	35m²	9m²
TOTAL	Living	Verandah	Garage	Shed

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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