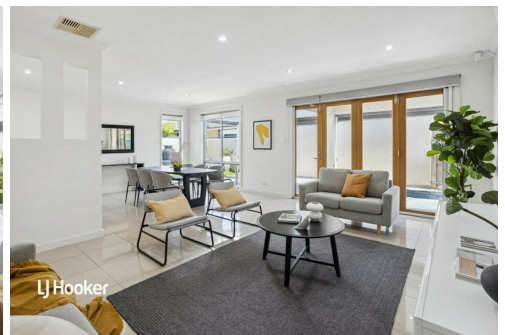
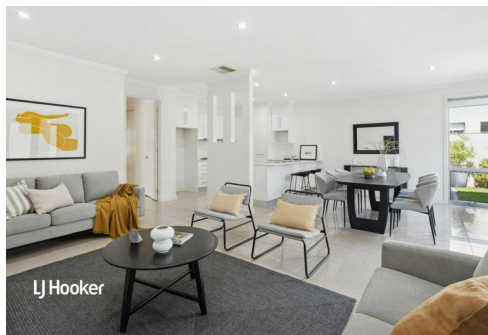
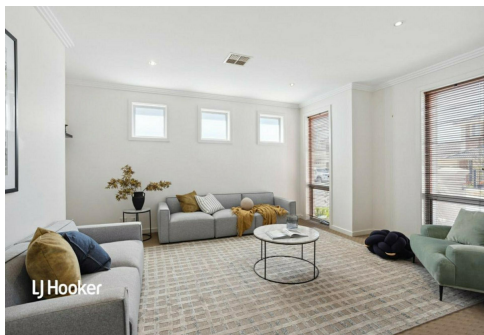




Mawson Lakes, 2 Dutton Avenue

Just What You're Looking For!

Built in 2007, this 4-bedroom family home offers the perfect blend of space offering multiple living areas both inside and out to entertain and enjoy with the family. With an abundance of storage options and ample garage space for those with multiple vehicles, the home offers a unique third garage/workshop or possible salon/home office with separate external access ideal for those working from home. The open plan living at the rear of the home conveniently extends via bi-fold doors out to a comfortable alfresco entertaining area which looks onto a private rear courtyard with lawn and water feature!

Features include:

- * 4 Bedrooms, master with ensuite, balcony and walk in robe
- * Bedroom 2 and 3 with built in robes
- * Main central bathroom upstairs
- * Open plan family and meals area
- * Modern kitchen with Caesarstone benchtops, gas cooktop and oven, and twin cupboard



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.

4 2 3

For Sale

\$929,000 - \$979,000

View

ljhooker.com.au/2ATCGJU

Contact

Shaun Roberts

0435 367 534

shaunr@ljhsales.com.au

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(08) 8289 6660**

pantry with pull out storage

- * Ducted reverse cycle air conditioning

- * Alfresco entertaining along with wind out awning for extra undercover entertaining when required

- * Landscaped back garden with lawn area and garden bed with water feature

- * Home alarm + 4 security cameras to tv monitor

- * Triple garage with twin auto roller doors at the front, and built in cupboards for storage

- * Third garage area with benchtop, ideal for salon, home office or workshop/man cave

- * Solar panel system saving you \$\$ on your electricity bills

- * Full irrigation system to entire property including back, front & side, lawns and gardens providing low maintenance lifestyle

- * Veggie garden for growing some of your own home produce

Surrounded by many walking trails, a nearby lake and park and just a short walk to Mawson Lakes interchange to catch both the bus and train this is an ultra-convenient location to live. With easy access onto Salisbury Highway and to the North/South Expressway commuting across Adelaide is a breeze!

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

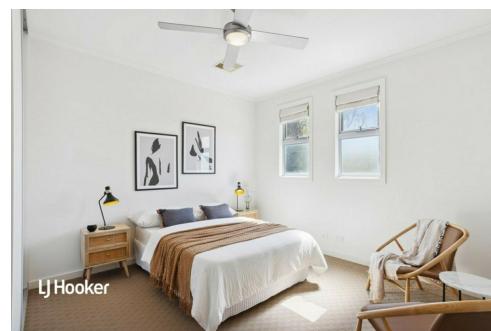
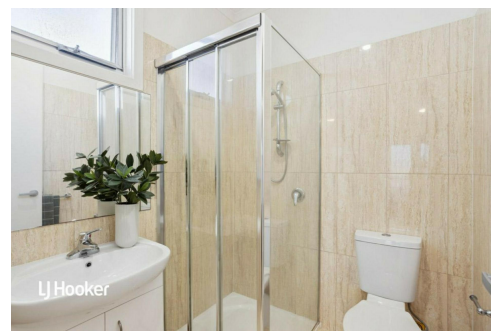
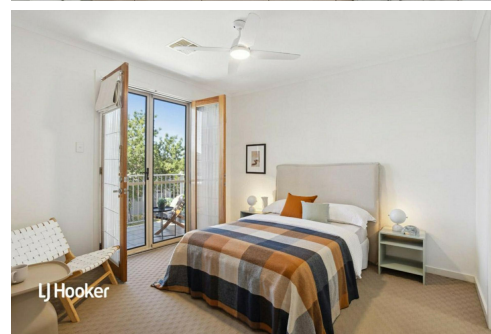
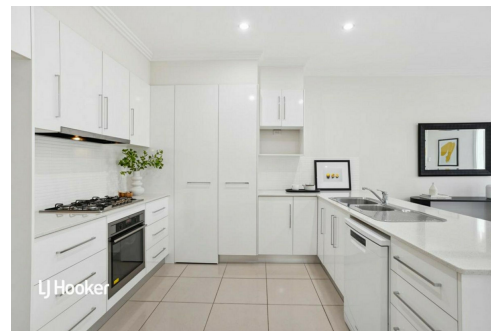
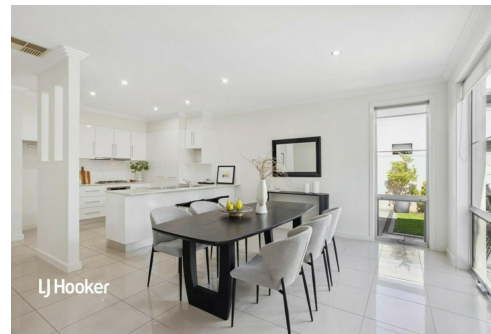
Property ID	2ATCGJU
Property Type	House
House Size	238 m ²
Land Area	368 m ²
Including	Air Conditioning Ducted Cooling Ducted Heating Alarm Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

Shaun Roberts 0435 367 534

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

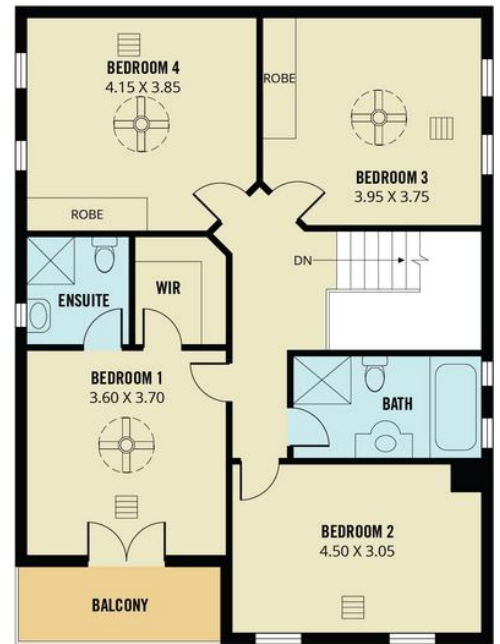
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greenwithgoldengrove.ljhooker.com.au | info@ljhsupport.com.au

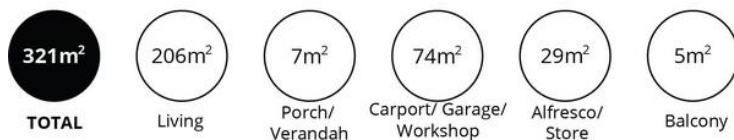


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UPPER LEVEL



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.

Produced by The Fotobase Group