

2 Parsons Court, Mawson Lakes

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## Where Contemporary Style Meets Family Comfort

**FOR SALE**  
\$895,000 - \$945,000

### AGENTS

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### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

Step into a home where contemporary style meets effortless family living. This 2011 built 4-bedroom, two-level home is filled with light, space and modern design, perfectly tailored for a growing family. Boasting three spacious living areas, 2.7m ceilings downstairs and a seamless flow from the open-plan kitchen to the dining and living spaces, everyday life and entertaining are equally effortless. Elegant porcelain tiles flow throughout the lower level, while the upper level features plush new carpets that add warmth and comfort.

The master suite is a private retreat, featuring a walk-in robe, ensuite and a balcony ideal for enjoying your morning coffee. The remaining bedrooms are generously sized, providing plenty of space for study, play or guests. The kitchen is sleek and contemporary, with a Smeg cooktop and oven, island bench with microwave nook and abundant storage. Neutral tones throughout and a freshly repainted facade provide a light, contemporary backdrop for family life.

Outside, the low-maintenance grounds and undercover entertaining area make gatherings a breeze, while modern comforts such as ducted reverse-cycle air conditioning and a security system ensure peace of mind. Stylish, practical and perfectly designed for family

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**

living, this home is ready for your next chapter.

Features you will love:

- Four bedrooms, master with walk-in robe, ensuite with double basin, ceiling fan and balcony
- Generously sized remaining bedrooms, all with ceiling fans and built-in robe in bedroom 4
- Open plan kitchen with gas cooktop, electric oven, dishwasher, island bench and plenty of storage
- 2.7m high ceilings on the lower level
- Downlights throughout
- Stylish porcelain tiles on the lower level and plush newly laid carpet on the upper level
- Ducted reverse cycle air-conditioning providing comfort year-round
- Three versatile living areas, providing plenty of space for the whole family
- Undercover entertaining area with artificial lawn and bamboo screening
- Additional toilet downstairs for added convenience
- Double car garage with auto roller door
- NBN connectivity
- Gas hot water system

You'll love calling this vibrant suburb home, where an abundance of walking trails, serene lakes and spacious parks invite you to get outdoors and enjoy every day. Just minutes from your door, you'll find an array of shops and restaurants, making it easy to enjoy leisurely weekend strolls, dine out with friends or simply explore all the local conveniences at your own pace.

Contact Carla Doecke on 0456 830 122 for further information.

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 2CJMGJU  
Property Type House  
House Size 244 m2  
Land Area 225 m2  
Including Ducted Cooling  
Ducted Heating  
Balcony  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage

**Carla Doecke 0456 830 122**

Sales Specialist | [carlad@ljhsales.com.au](mailto:carlad@ljhsales.com.au)

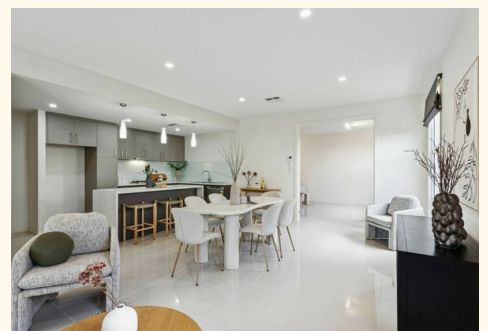
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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