

## Mawson Lakes, 219 Mawson Lakes Boulevard

You're going to love it!

Auction Location: Onsite

AUCTION - Onsite, Saturday the 2nd of November 2024 at 4:00pm

Situated right in the heart of Mawson Lakes just moments to parks, shops, schools and the main lake, is this spacious single-story, 4 bedroom family home. Built in 2000, the home is designed to entertain with multiple living areas within the home including the front formal lounge, an open family and meals area and a generous outdoor entertaining space with pizza oven and built-in BBQ. Enjoy the added benefit of drive-through access to the rear lock up garage, with space to store a third vehicle or campervan conveniently at home!

Features include:

\* Large 630m2 (approx.) allotment with no easements



**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**

Auction Saturday 2nd November at 4pm on-site

**View**

[ljhooker.com.au/2AWFGJU](https://ljhooker.com.au/2AWFGJU)

**Contact**

**Shaun Roberts**

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

- \* 4 bedrooms + home office/study
- \* Spacious master bedroom with bay window, ensuite and walk-in robe
- \* Open plan family and meal
- \* Spacious kitchen with ample bench space, gas cooktop, oven, dishwasher and walk-in pantry
- \* Front formal lounge
- \* Central home office/retreat ideal for those who work from home
- \* Ducted reverse cycle air conditioning
- \* Combustion wood heater in main family room
- \* Big backyard with lawn area and paved entertaining, tool shed
- \* Pitched roof pergola for entertaining guests outdoors
- \* Pizza oven and BBQ to enjoy over summer with friends and family
- \* 5kw Solar panel system
- \* Double garage with roller door access through to the rear yard
- \* Access to large rear garage with space to store a vehicle or campervan

Close to Mawson Lakes Blvd to access public transport and within walking distance to popular amenities, cafés and restaurants, Endeavour High School and UNI SA. This home offers hard to beat convenience and a lifestyle you will enjoy for many years to come!

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

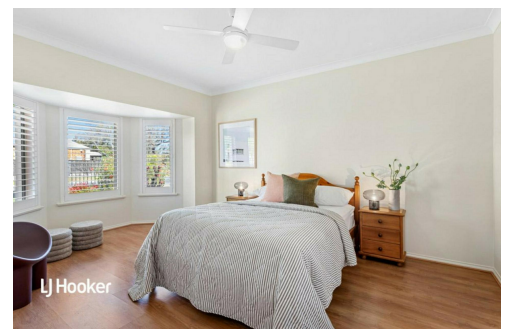
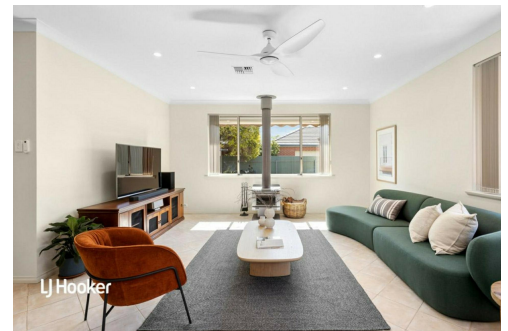
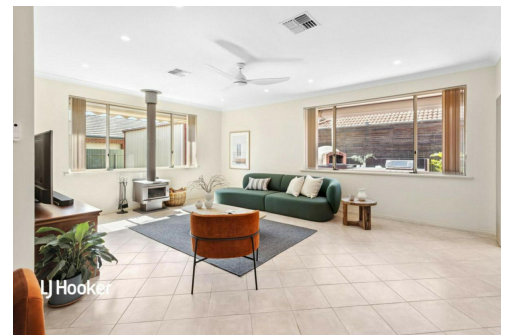
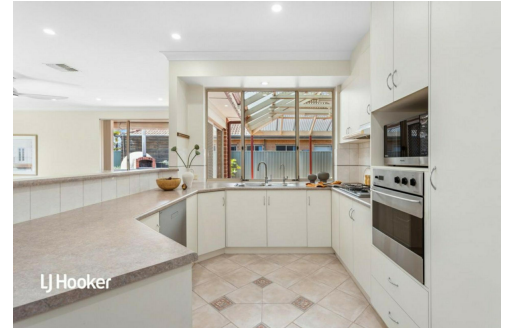
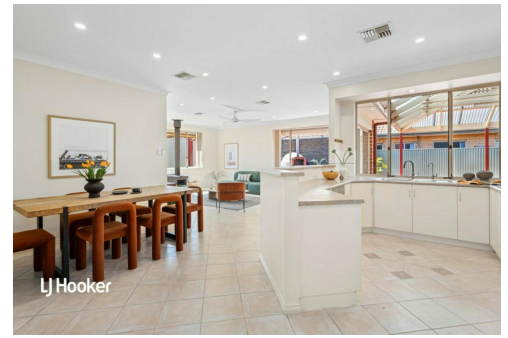
Property ID	2AWFGJU
Property Type	House
House Size	220 m <sup>2</sup>
Land Area	630 m <sup>2</sup>
Including	Air Conditioning Ducted Cooling Ducted Heating Alarm Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

**Shaun Roberts 0435 367 534**

Managing Partner | Sales Specialist | [shaunr@ljhsales.com.au](mailto:shaunr@ljhsales.com.au)

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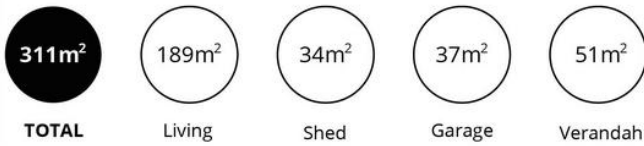
North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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