

Mawson Lakes, 22 Rosella Street

Inspection by Appointment.

You'll Love Living in the Heart of Mawson Lakes!

Located in the heart of Mawson Lakes is this quality 'Gasparin Built' 4 bedroom family home that's both attractive from the outside and boasting three flexible living rooms on the inside. From the open plan living and meals, to the front formal lounge welcoming guests to the home or for parents to unwind, to the enclosed alfresco entertaining with space for large family gatherings this home is perfect for those looking to live both together and apart. A gorgeous home offering a low maintenance lifestyle providing time back to travel, enjoy the outdoors, or spend time with family!

Features include:

- * Built in 2007 by acclaimed local SA Builder
- * 4 Bedrooms, master with ensuite bathroom, balcony and built in robe
- * Open plan family and meals



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
UNDER CONTRACT

View
ljhooker.com.au/2BFAGJU

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

- * Island kitchen with stainless steel appliances, and dishwasher
- * Front formal lounge to welcome guests to the home
- * Upper living/retreat between bedrooms
- * 2.7m ceilings both upstairs and downstairs
- * Ducted reverse cycle air conditioning
- * Tiled alfresco entertaining with enclosed stack sliding doors providing additional all year-round undercover entertaining
- * Artificial lawn in the backyard and low maintenance gardens
- * Double auto garage with panel lift door, and roller door access to the rear yard
- * Tool shed
- * LED downlights throughout
- * Solar panels saving you \$\$ on your electricity bills
- * Electric roller shutters enable you to keep the home cool and secure over the warmer months

A quiet location near to Pledger Wetlands, a short walk to nearby Shearwater Lake and Main Lake. Easy access to schools, shops and local amenities in a highly desirable location set amongst other quality homes.

How will you spend your weekends living here?

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

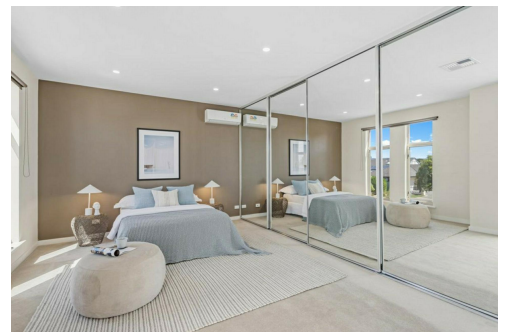
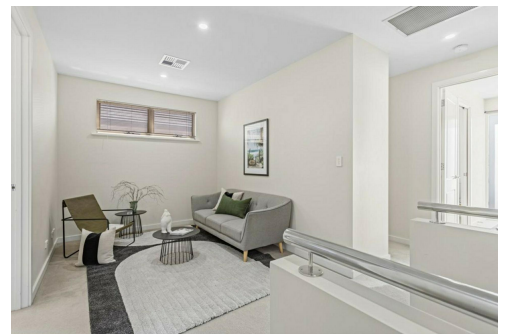
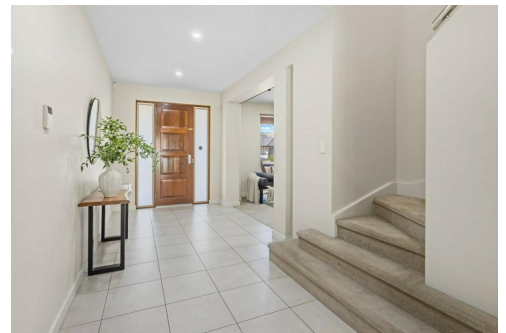
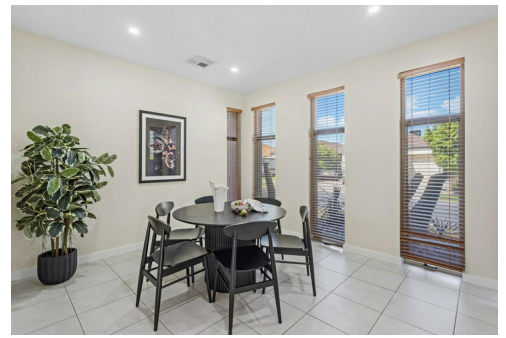
Property ID	2BFAGJU
Property Type	House
House Size	277 m2
Land Area	363 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Alarm Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

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

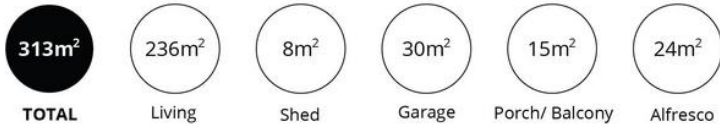
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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