

## Mawson Lakes, 229a Mawson Lakes Boulevard

Living in Abundance in a Prime Convenient Location!

Situated in the heart of Mawson Lakes within a gated community, is this spacious three-bedroom home. Offering an abundance of living across two levels, the home features three flexible living areas indoors. Offering an enviable low-maintenance lifestyle providing the ability to lock up and leave, this home is ideal for those looking to get back time for themselves. A super convenient location with public transport available out the front and walking distance to popular Mawson Lakes amenities including shops, restaurants, lakes and reserves, this home brings with it a wonderful lifestyle to be enjoyed!

Features Include:

- \* Three-bedrooms, master with walk-in robe, ensuite and balcony
- \* Bedrooms two and three with built-in robes
- \* Open plan family and meals
- \* Kitchen with stainless steel appliances, walk-in pantry and breakfast bar overlooking



**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**  
\$689,000 - \$739,000

**View**  
[ljhooker.com.au/2AYKGJU](http://ljhooker.com.au/2AYKGJU)

**Contact**  
**Shaun Roberts**  
0435 367 534  
[shaunr@ljhsales.com.au](mailto:shaunr@ljhsales.com.au)

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

main living

- \* Front formal lounge with access out to Mawson Lakes Blvd
- \* Upper living area perfect for unwinding in the evenings
- \* Ducted reverse cycle air conditioning
- \* Plantation shutters upstairs
- \* Private paved rear courtyard for entertaining with family and friends
- \* Double auto garage behind secure gated rear access with guest parking within the common area
- \* Low-maintenance front and rear yard

Belonging to a tightly held gated community, its not often they become available for purchase. Turnkey and ready for you to move in and make your own, there's no better way to finish 2024!

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

## More About this Property

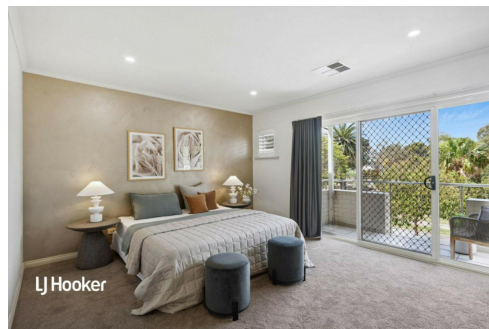
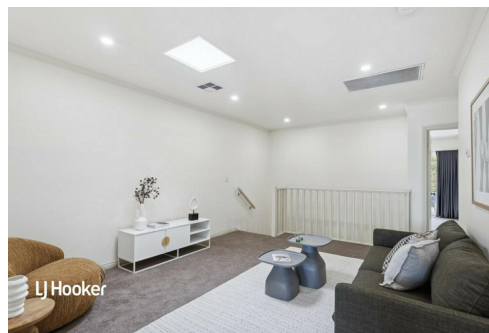
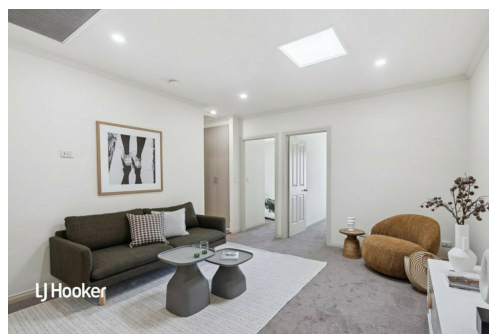
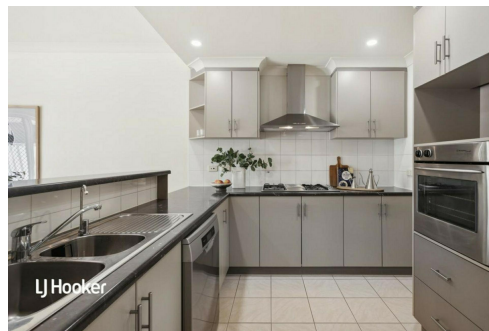
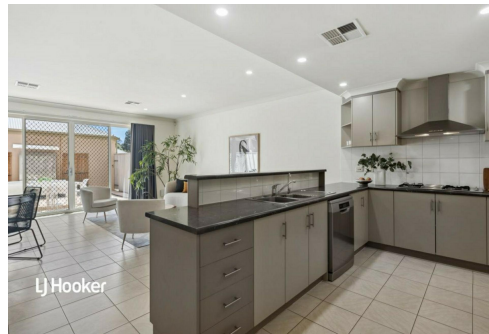
<b>Property ID</b>	2AYKGJU
<b>Property Type</b>	House
<b>House Size</b>	170 m <sup>2</sup>
<b>Land Area</b>	173 m <sup>2</sup>
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Built-in-Robes Secure Parking Fully Fenced

**Shaun Roberts 0435 367 534**

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

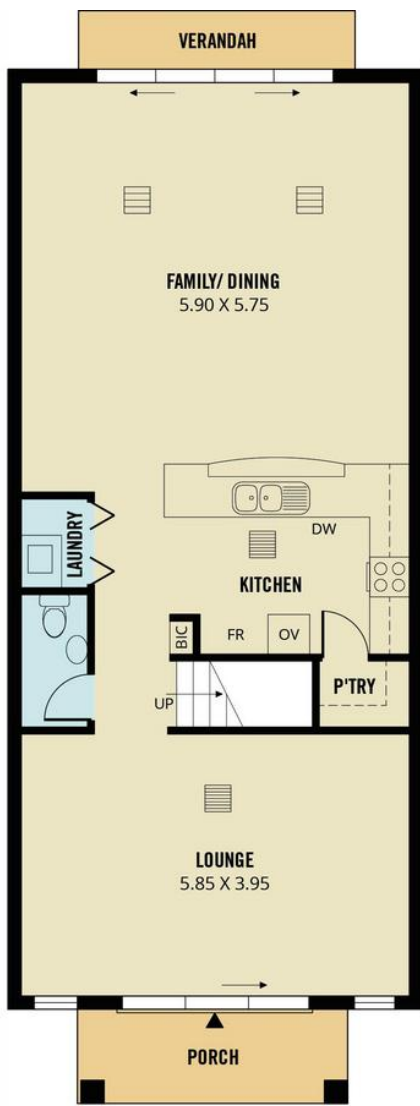
**LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660**

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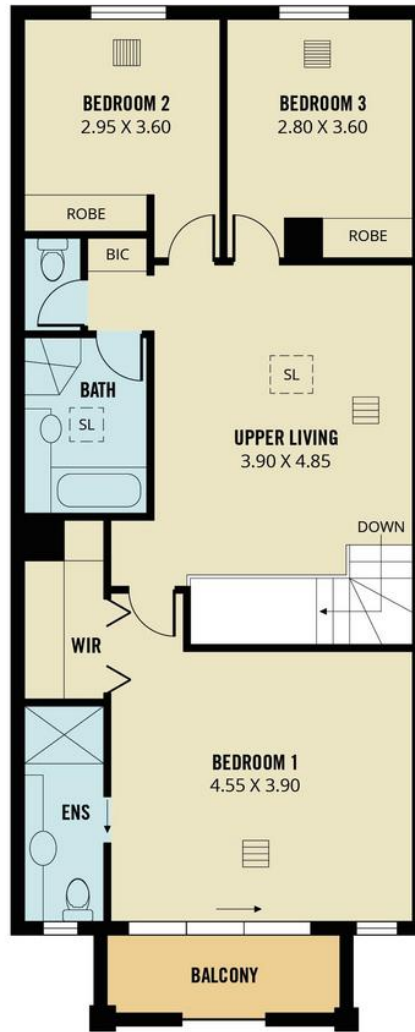


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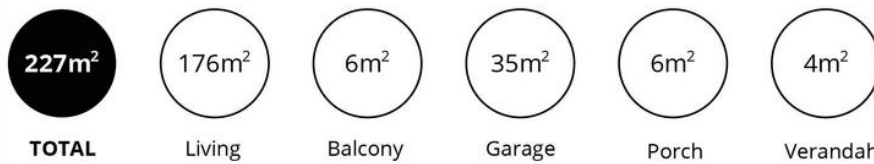
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LOWER LEVEL



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**