



26A Nelson Crescent, Mawson Lakes




## Stunning Waterfront Living with Breathtaking Views!

Prime position within the sought-after Bridges Estate of Mawson Lakes, this stylish 3 bedroom home built in 2011 showcases quality appointments throughout and some of the best waterfront views more reminiscent to a vacation stay or holiday accommodation - yours to enjoy all year round!

With spacious master bedroom upstairs with its own balcony with views over the water, it creates the perfect place to start or end your day. With multiple living spaces for you to relax and unwind, or step outside and enjoy the vibrant Mawson Lakes lifestyle on your doorstep where everything is simply moments from your front door.

### Features Include:

- Three bedrooms, master with walk in wardrobe, ensuite, ceiling fan, and generous balcony with lakeside views
- Bedrooms 2 and 3 with built in wardrobes and ceiling fans, bedroom 2 with street view balcony
- Open plan meals and family room with views of the lake
- Caesarstone island kitchen with breakfast bar, dishwasher, gas cooktop, oven, pendant light and cupboard pantry
- Upstairs living/ retreat with ceiling fan

3  2  2 

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

**VIEW**  
By Appointment

**AGENTS**  
Shaun Roberts  
0435 367 534  
shaunr@ljhsales.com.au

**AGENCY**  
LJ Hooker Property Specialists  
(08) 8289 6660

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**

- Ducted reverse cycle heating and cooling throughout the home
- LED downlights throughout home
- Entertain on the elevated outdoor deck perfect for spending time with friends and guests \* Gated access to lake and walking paths, perfect for those who enjoy walking and outdoors
- European laundry alongside built in storage cupboards
- Two parking spaces on offer with secure single auto garage with internal access, and carport undercover parking in driveway
- Downstairs central light atrium
- Stylish main bathroom with bath and shower
- Home alarm system

Just moment to Mawson Lakes central, shops and cafe district, along with bus and train station perfect for those who may work in the Adelaide CBD. Easy also for trips to Adelaide for live entertainment, meals out or other occasions, a super convenient location within 20 minutes to the beach, city and other popular spots around town.

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 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	2D3PGJU
Property Type	House
House Size	186 m2
Land Area	137 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Balcony Dishwasher Secure Parking Fully Fenced

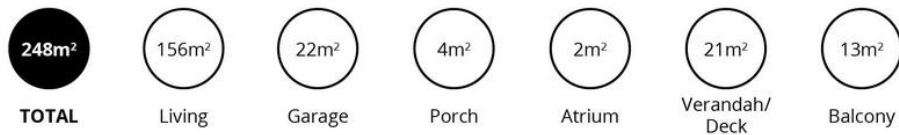
**Shaun Roberts 0435 367 534**

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

**LJ Hooker Property Specialists (08) 8289 6660**

Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
[propertyspecialists.ljhooker.com.au](http://propertyspecialists.ljhooker.com.au) | [info@ljhsupport.com.au](mailto:info@ljhsupport.com.au)





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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