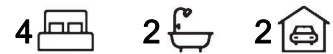


## Mawson Lakes, 28 Shoalhaven Circuit

### Modern Family Entertainer!



**For Sale**  
Please Call

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

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

Built in 2016, this modern 4-bedroom family home offers ample room indoors to satisfy a growing family with an abundance of backyard space including lawn and trampoline for the children and tiled outdoor alfresco for parents. This is a home you'll love to entertain in and look forward to inviting friends around for a weekend BBQ.

Features include:

- \* Large 574sqm (approx.) allotment
- \* 4 bedrooms, master bedroom with ensuite and large wall-to-wall built in robe
- \* Open plan family and meals
- \* Kitchen with tiled splash back, stainless steel appliances, 900mm oven, gas cooktop and rangehood, dishwasher and walk in pantry
- \* Separate lounge room with bi-fold doors
- \* Tiled alfresco with ceiling fan overlooks the back yard, also features gas main connection for BBQ



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

**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.

- \* Ducted reverse cycle air conditioning
- \* 2.7m high ceilings
- \* LED lighting throughout
- \* Front window tinted to reduce heat and add privacy
- \* Ample storage with two linen cupboards in the main hallway
- \* Double lock up auto garage with internal access
- \* 3.5kW Solar panel system saving you on your electricity bills
- \* Fully fenced rear yard with established gardens and sizeable lawn area - A rare find in Mawson Lakes
- \* In ground OZ Trampoline
- \* Tool shed
- \* Minutes to nearby Goodstart Early Learning Centre and nearby Mawson Lakes Central with public transport, shops and quality schools

This home will appeal to those who desire a newly built home in a sought after established suburb with all amenities available so close to you. There's so much you're going to love about this beautiful home!

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>	2BPDGJU
<b>Property Type</b>	House
<b>House Size</b>	205 m2
<b>Land Area</b>	574 m2
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Solar Panels

**Shaun Roberts 0435 367 534**

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

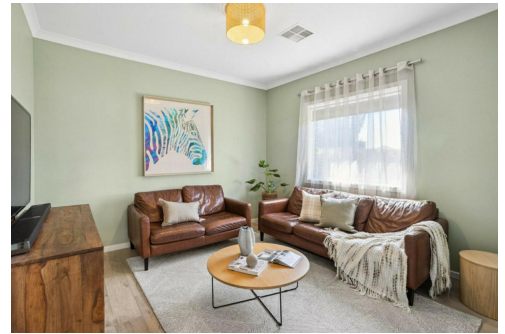
**LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660**

North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
greenwithgoldengrove.ljhooker.com.au | info@ljhsupport.com.au

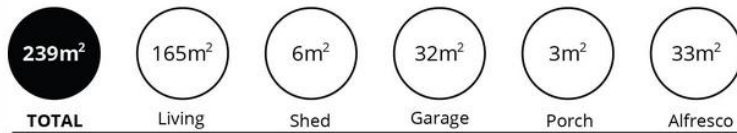


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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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