

285 Mawson Lakes Boulevard, Mawson Lakes

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## Don't Let This One Slip By!

Auction Location: 285 Mawson Lakes Boulevard, Mawson Lakes SA 5095

### AUCTION

Sat 9th May @ 12:00PM

### VIEW

Sat 18th Apr @ 1:15PM - 1:45PM

### AGENTS

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

### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

Set behind a striking vaulted entrance, this spacious 4-bedroom home delivers an impressive blend of scale, comfort and lifestyle in the heart of Mawson Lakes. The layout offers a private master suite on the ground floor, generous open-plan living at its centre, and an additional upstairs retreat flowing to a roomy balcony, ideal for families wanting room to spread out. With a beautifully calming garden setting, complete with decking, a Bali hut, water features and a pitched pergola, your very own private oasis perfect for both entertaining and unwinding.

#### Features Include:

- Four bedrooms, spacious master downstairs with walk in wardrobe, floor to ceiling tile ensuite and built in wardrobe.
- All additional bedrooms with built in wardrobes
- Open plan family and meals area
- Kitchen with 900mm ceramic gas cooktop, dishwasher, walk in pantry and breakfast bar
- Main living room with split system air conditioner
- Upstairs retreat with double door to roomy street view balcony
- Vaulted entrance with 2.7m high ceilings downstairs

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
- Main bathroom upstairs with tub, separate his/hers sinks and toilet
- Guest toilet downstairs with separate vanity
- LED downlights throughout
- 5kW Solar panels to save on electricity bills
- " Outdoor decking with Bali Hut, fountains and a calming garden
- " Paved outdoor pitched pergola with café blinds
- Powered workshop/shed perfect for all your DIY needs and additional storage
- 13000 Litres of rainwater plumbed to house
- Double automatic panel lift garage with internal access to home and rear via manual roller door

Perfectly positioned on Mawson Lakes Boulevard, this home places your moments from the scenic lakes, walking trails, vibrant cafés and restaurants, along with the Adelaide University Mawson Lakes campus. With easy access to Main North Road and the Northern Expressway, commuting to the Adelaide CBD or further north is effortless, making this a location that combines lifestyle and convenience.

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

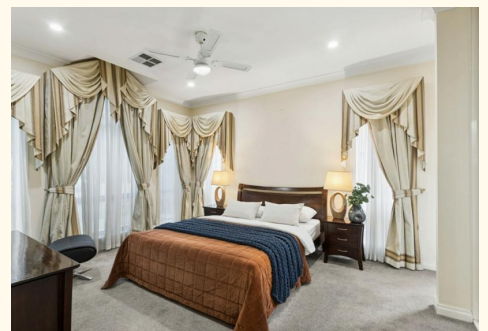
Property ID	2D8NGJU
Property Type	House
House Size	232 m2
Land Area	434 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage

**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**

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**MAWSON LAKES BOULEVARD**

**SITE PLAN  
(NOT TO SCALE)**

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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