



30 Victoria Parade, Mawson Lakes

## The Wait is Over!

Showcasing quality finishings throughout, this stylish 2011 built 4-bedroom home delivers high end appeal and style whilst providing the perfect fusion of both formal and informal living across both levels. The open-plan living and meals area flows effortlessly to a stunning alfresco entertaining space, creating the perfect indoor-outdoor lifestyle. A super convenient location just moments from Mawson Lakes Central, shops and restaurants, this home delivers where it matters most!

### Features Include:

- Four bedrooms, spacious master with balcony, ensuite featuring floor to ceiling tiles, built in wardrobe and ceiling fan
- Bedroom 2 with built in wardrobe, ceiling fan and private balcony
- Bedroom 3 with built in wardrobe and ceiling fan
- Bedroom 4 or upstairs living room/retreat with built in marble bench top with sink, and generous balcony
- Open plan family and meals space with stack doors to outdoor alfresco
- Stylish kitchen with Carrera marble benchtop and marble 'waterfall' sides, 900mm ILVE oven and Technika gas cooktop
- Understairs wine storage including lighting, and glass door
- Ducted reverse cycle heating and cooling for year-round comfort
- Front formal lounge

4  2  2 

### FOR SALE

\$950,000

### VIEW

Sat 20th Jun @ 11:15AM - 11:45AM

### AGENTS

Shaun Roberts  
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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**

- Private outdoor tiled alfresco with built in marble benchtop, ceiling fan, built in bench seating
- Double auto garage with panel lift door and exposed polished concrete floor
- Main bathroom upstairs with tub, floor to ceiling tiles, and separate toilet
- Laundry space with marble bench top
- 600x600 porcelain tiles throughout downstairs
- Security features include x4 security cameras, sensor lighting and home alarm
- 12.74kW solar panel system with 10kw inverter saving you \$\$ on your electricity bills
- Additional modern guest toilet downstairs

Located within the Cascades precinct of Mawson Lakes, this home enjoys a lifestyle surrounded by lakes, walking trails and beautifully maintained reserves. Cafés, shopping and everyday conveniences are all close by, while Adelaide University, public transport and major commuting routes make getting to the CBD or further north both quick and convenient.

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	2DFJGJU
Property Type	House
House Size	197 m2
Land Area	170 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Alarm Courtyard Balcony Dishwasher Floorboards Built-in-Robes Fully Fenced Solar Panels

**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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**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.

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