







32 Mallard Crescent, Mawson Lakes

The Perfect Home in a Picture-perfect Location!

Positioned in a peaceful location in the heart of Mawson Lakes, this 'Torrens Title' 3 bedroom family home combines comfortable living, practical spaces and an easy-care backyard, making it a smart choice for young families, downsizers, first-home buyers and investors alike. At the heart of the home is the open-plan living and meals area, complemented by an updated kitchen featuring a gas cooktop, Bosch oven, dishwasher and breakfast bar.

Three bedrooms provide flexibility for growing families or guests, while the master enjoys walk-in wardrobe access and a convenient two-way bathroom. Outside, the pergola creates an inviting space for entertaining, with a lawned backyard, garden beds, shed and water tank adding plenty of practicality.

Features Include:

- Three Bedrooms, master with walk in wardrobe, and access to two-way bathroom
- Bedrooms 2 and 3 with built in wardrobes
- Open plan living and meals with split system air-conditioning, and ceiling fan
- Updated kitchen with gas cooktop, Bosch oven, dishwasher,

3 1 1

FOR SALE
Please Call

AGENTS
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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.

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cupboard pantry, breakfast bar, and tiled splashback
- Hybrid floating timber floorboards
- Two-way bathroom with tub
- LED downlights throughout
- Outdoor pergola with garden shed and water tank
- Single auto panel lift carport with direct access to pergola
- Space to park two vehicles undercover
- Rear yard with lawn and garden beds

Enjoy the best of Mawson Lakes from a quiet residential setting, with Pledger Wetlands directly across the road and Shearwater Lake within easy walking distance. Scenic walking and cycling trails, parks, cafés, restaurants and shopping are all close by, while Adelaide University, public transport and major road links keep everything within easy reach.

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











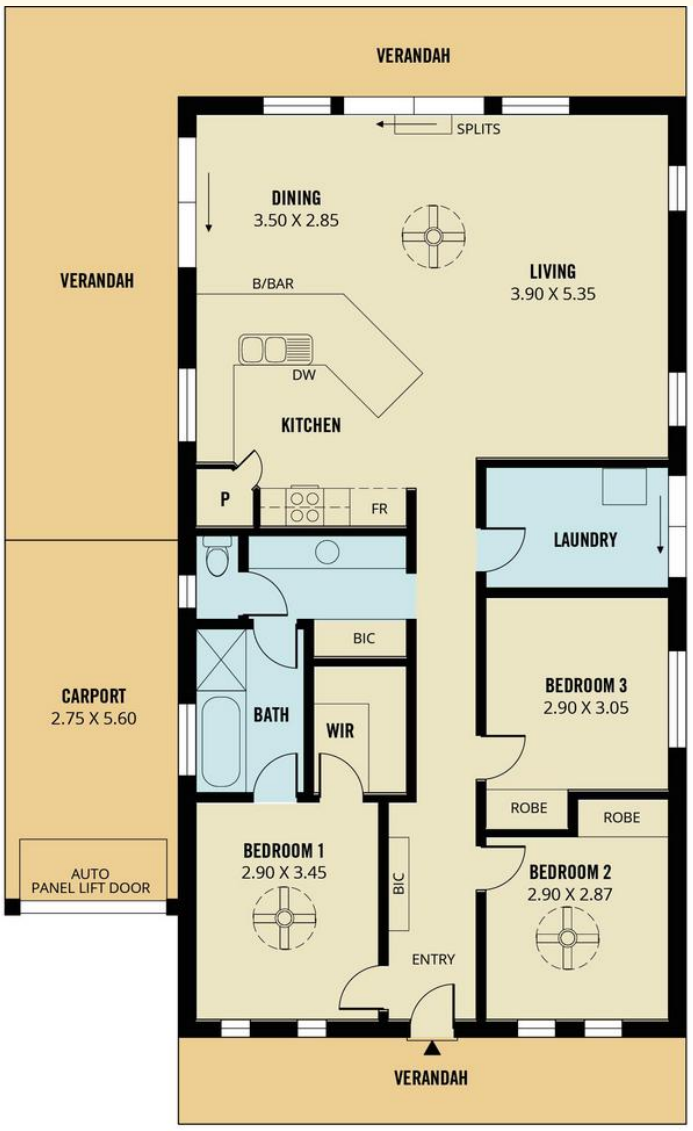
MORE DETAILS

Property ID	2DX5GJU
Property Type	House
House Size	126 m2
Land Area	267 m2
Including	Air Conditioning Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage

Shaun Roberts 0435 367 534
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185m²	120m²	4m²	15m²	46m²
TOTAL	Living	Shed	Carport	Verandah

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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