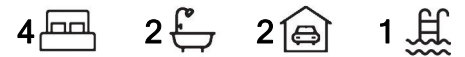


## Mawson Lakes, 33 Lomond Circuit

One of Mawson Lakes Finest!



AUCTION: Onsite, Saturday the 1st of February at 3:00pm

### For Sale

Auction Saturday 1st February at 3pm on-site

### View

[ljhooker.com.au/2B7XGJU](http://ljhooker.com.au/2B7XGJU)

### Contact

#### Shaun Roberts

0435 367 534

[shaunr@ljhsales.com.au](mailto:shaunr@ljhsales.com.au)

#### Michael Fenn

0405 157 840

[michaelf@ljhsales.com.au](mailto:michaelf@ljhsales.com.au)

Located in the 'Peninsula' precinct right in the heart of Mawson Lakes is this 2005 built 4 bedroom family entertainer. Offering three generous living spaces, the main open plan living space with meals and stylish kitchen overlooks the outdoor entertaining area swimming pool and lawn area ideal for families and those with young children. There's a generous upstairs living area perfect for large families, along with a formal lounge that could also convert to a home theatre room. The master bedroom is spacious with walk through robe to your own ensuite with spa bath. The family will love entertaining outdoors all year round under the large pitch roof pergola, overlooking the lawn area with tool shed and most importantly the swimming pool to cool off on warm summer days!

Features include:

\* 4 Bedrooms, spacious master bedroom with walk in robe and ensuite



**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.

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- \* Bedroom 2, 3 and 4 all with built in robes
- \* Open plan family room overlooking rear yard
- \* Dining room with bar area and wine racks, with sliding access outdoors
- \* Stylish island kitchen with Smeg gas cooktop and rangehood, Bosch oven and dishwasher, Caesarstone benchtops and pantry cupboard
- \* Formal lounge to the front of the home
- \* 600mm x 600mm tiles downstairs
- \* Spacious upstairs living room with plantation shutters and balcony access with views overlooking the park and waterway
- \* Timber flooring on staircase and upstairs
- \* Ducted reverse cycle air conditioning throughout
- \* Ample storage throughout the home
- \* Paved outdoor entertaining space, with pitch roof pergola
- \* In-ground swimming pool both friends and family will enjoy
- \* Lawn area for children to play or ideal for the family pet
- \* Tool shed
- \* Double auto garage with internal access to the home

Walking distance to cafes, restaurants and main lake making this an ideal location to live and enjoy your surroundings. A location offering a wonderful lifestyle surrounded by parks, waterways, along with nearby primary school, high school and Uni SA campus!

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



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## More About this Property

<b>Property ID</b>	2B7XGJU
<b>Property Type</b>	House
<b>House Size</b>	316 m2
<b>Land Area</b>	449 m2
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Toilets (1) Pool Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

### Shaun Roberts 0435 367 534

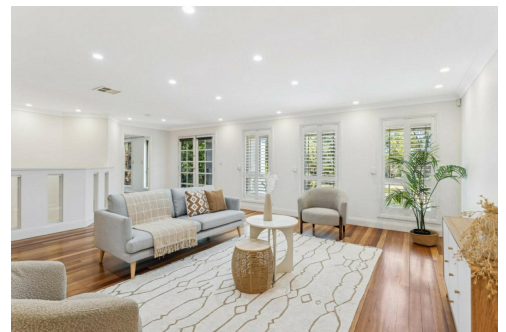
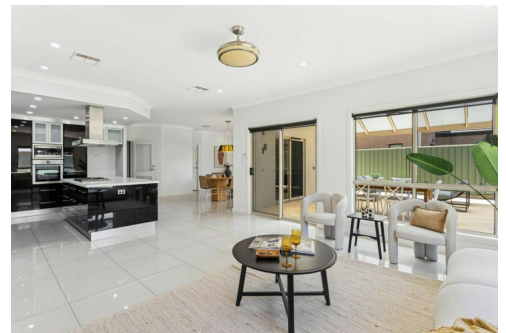
Managing Partner | Sales Specialist | shaunr@ljhsales.com.au

### Michael Fenn 0405 157 840

Managing Director | Auctioneer | michael@ljhsales.com.au

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

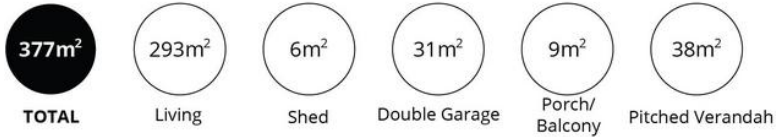
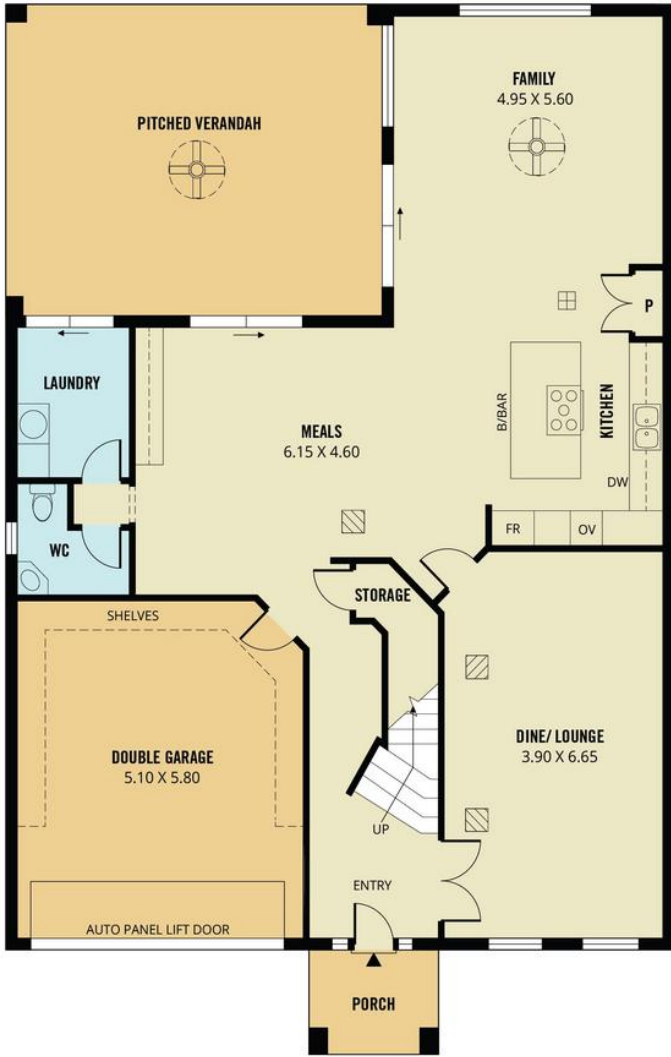
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greenwithgoldengrove.ljhooker.com.au | info@ljhsupport.com.au



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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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