



**Sold**



33 Templeton Street, Mawson Lakes

3 2 1

## Torrens Title Home that's Sleek, Modern and Super Convenient!

Step into comfort and style in this beautifully appointed 3 bedroom home, perfect for first-home buyers, growing families or savvy investors!

Boasting multiple living zones, with the open plan living and dining area extending through large glass doors to a paved outdoor entertaining space, creating the ideal indoor-outdoor connection for gatherings or quiet evenings at home.

### Features Include:

- 2009 Build 'Torrens Title' home
- Three roomy bedrooms, master with spacious walk in and ensuite
- Bathroom with bathtub
- Kitchen with gas cooktop, oven, double sink and cupboard pantry
- Multiple living areas, front formal living
- Open plan living/dining room with large glass window/door to outdoor entertaining/carport
- Ducted reverse cycle air conditioning
- Paved outdoor entertaining with foldaway clothesline
- LED lights throughout the home, tiles downstairs and carpet upstairs

**FOR SALE**  
UNDER CONTRACT

### AGENTS

Shaun Roberts  
0435 367 534  
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**

- Automatic single carport accessible via rear laneway

Enjoy a relaxing weekend walk with the Elder Reserve and the Hope Reserve only being minutes away. Take in the tranquil surroundings, breathe in the fresh air and unwind among lush greenery, peaceful trails and native wildlife, the perfect way to start or end your day. With quick access to the North/South Expressway, Port Wakefield Road and Salisbury Highway, getting around town is a snap. It also takes less than 20 minutes to go to Adelaide's Western Beaches.

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	2CE4GJU
Property Type	House
House Size	162 m2
Land Area	128 m2
Including	Air Conditioning Ducted Cooling Ducted Heating

**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. Produced by The Fotobase Group