



4 Avocet Drive, Mawson Lakes

A Home Worth Moving Quickly For!

Torrens titled and built in 2004, this well-positioned three-bedroom home offers a fantastic opportunity to secure a home in the heart of Mawson Lakes. The open-plan living and meals area creates a welcoming centre to the home, flowing through to the kitchen and out to the paved pergola, where entertaining is made easy. Ideal for first home buyers, young families, downsizers or investors, the home combines practical living with the added benefit of 6.6kW solar to help keep everyday costs down.

Features Include:

- 2004 built Torrens Titled home in the heart of Mawson Lakes
- Three bedrooms, master with split system A/C, built in wardrobes, and access to two-way bathroom
- Bedroom two with built in wardrobe
- Bedrooms two and three with electric shutters
- Open plan living and meals with split system A/C, floor to ceiling shears, large corner windows, and LED downlights
- Kitchen with dishwasher, gas cooktop, oven, and cupboard pantry
- 6.6kW Solar panels to save on electricity bills
- Paved pergola outdoor entertaining, perfect for summertime hosting, with shed and foldable clothesline

3 1 1

FOR SALE

Please Call

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.



- Lawn space perfect for children and pets to play
- 2.7m high ceilings
- Single automatic carport with direct access to rear

Families will appreciate the convenience of having Goodstart Early Learning directly across the road, making the school and childcare run that little bit easier. With a bus stop also just down the road, commuting towards the CBD is simple and convenient, while nearby shops, schools and everyday amenities add to the practicality of this well-connected location.

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

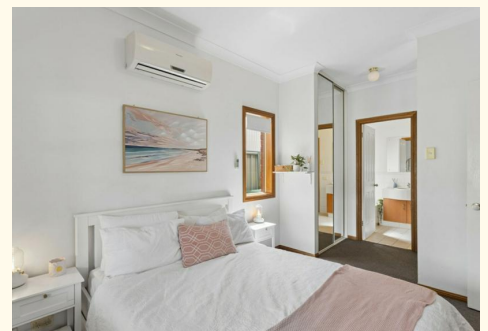
Property ID	2E0JGJU
Property Type	House
House Size	111 m2
Land Area	267 m2
Including	Air Conditioning
	Dishwasher
	Built-in-Robes
	Fully Fenced
	Remote Garage
	Solar Panels

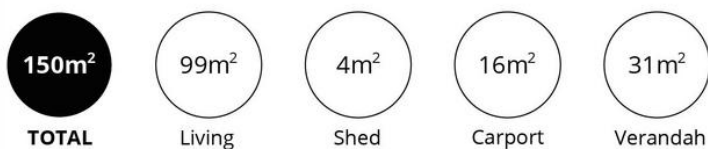
Shaun Roberts 0435 367 534

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

LJ Hooker Property Specialists (08) 8289 6660

Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
propertyspecialists.ljhooker.com.au | info@ljhsupport.com.au





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**