



4 Spencer Court, Mawson Lakes

The Best Decision You'll Make This Year!

Situated in the centre of Mawson Lakes between the main lake and Shearwater Lake is this spacious "Rossdale" built single-storey bungalow style 4 bedroom family home. Located at the end of a very quiet court within short walking distance to schools, shops and facilities, built in 2004 on a sprawling 582sqm (approx.) of land providing ample room both indoors and outdoors for growing families!

Features you'll love:

- Four bedrooms, master with bay window retreat, ensuite bathroom featuring floor to ceiling tiles and walk in robe
- All additional bedrooms with sliding mirrored built in robes and ceiling fans
- Open plan family and meals area with vaulted internal ceiling, adjacent to central glass atrium with water fountain
- Tasmanian Blackwood kitchen custom built by Alby Turner and Son with gas cooktop and wok burner, Westinghouse stainless steel appliances, Bosch oven and dishwasher, updated granite bench top
- Oliveri granite kitchen sink and mixer, with under sink filtration
- Flexible games room or bonus space for separate living
- Solid African Mahogany floors in the formal lounge and dining

4 2 2

FOR SALE

\$1,295,000 - \$1,395,000

VIEW

Wed 23rd Sep @ 5:00PM - 5:30PM

AGENTS

Shaun Roberts

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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.

LJ Hooker

- rooms with luxurious brass chandeliers and window treatments
- Italian porcelain tiles throughout the living, meals and kitchen areas ideal for entertaining
- Updated three- way bathroom with separated guest powder area
- Massive gabled pergola measuring 7m wide by 12m long approx. by Pergolas of Distinction overlooking manicured gardens, fruit tree and lawn area
- Plumbed gas provision for BBQ and outdoor wall mounted television
- New NBN optical fibre leading to premise with an Optical network terminal providing amazing connectivity
- Brivas ducted evaporative cooling and ducted gas heating with zone control
- Large double driveway with easy care concrete pattern paving extending to the alfresco
- LED downlights throughout, abundance of storage, including sliding robe in laundry
- Alarm run from a home management system and auto roller doors, with rear access through to the entertaining area
- Professionally landscaped gardens with lush palms and plantings, festoon/party lighting and outdoor fan
- Automatic irrigation to both the front and rear gardens
- Crimsafe security to all back sliding doors, large concreted shed and irrigated vegetable bed

Easy access either by foot or by car to all local amenities, shops, Mawson Lakes Hotel, bus and train station, and the many parks and walking trails in the area. You'll have plenty to explore with the family on the weekends, your family and children will be thanking you for many years to come!

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	2DYAGJU
Property Type	House
House Size	240 m2
Land Area	582 m2
Including	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Evaporative Cooling
	Dishwasher
	Floorboards
	Secure Parking
	Fully Fenced

Shaun Roberts 0435 367 534

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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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