



44 Hindmarsh Circuit, Mawson Lakes




## Simply Stunning!

This beautifully appointed '2009 built' four bedroom family home blends contemporary design with everyday comfort. Entertain outdoors with ease under the stylish alfresco or enjoy the coziness and warmth indoors with the choice of the separate formal lounge and spacious open plan family, kitchen and meals area.

Get ready to move in and feel right at home, perfectly fusing the ideal lifestyle and location for growing families this home is simply stunning!

### Features Include:

- Four bedrooms with ceiling fans, master bedroom with ensuite and walk in wardrobe
- Three additional bedrooms all with built in robes
- Open plan family and meals area
- Front formal living room
- Contemporary kitchen with Caesarstone benchtops, gas cooktop, oven, walk in pantry and dishwasher
- Ducted reverse cycle heating and cooling
- 2.7m high ceilings with tiles throughout
- Modern central bathroom upstairs
- Roomy laundry and an extra toilet and sink downstairs
- Large double sliding doors link both indoor and outdoor living spaces

4  2  2 

**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**

- Outdoor alfresco with two ceiling fans, spacious lawn backyard perfect for children and family gatherings
- Automatic double panel lift garage with access to backyard via manual single roller door
- Adjacent to Hindmarsh Circuit Reserve and waterway

Surrounded by walking and cycling trails beside serene wetlands, this location is perfect for those who want to get outdoors for a refreshing walk or ride.

Whether you're commuting to the CBD, across Adelaide or out North, you'll enjoy easy access to both Salisbury Highway and the North/South Expressway. Public transport with via the Mawson Lakes Interchange is only moments away, travelling has never been easier!

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	2C5FGJU
Property Type	House
House Size	221 m2
Land Area	375 m2
Including	Air Conditioning Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

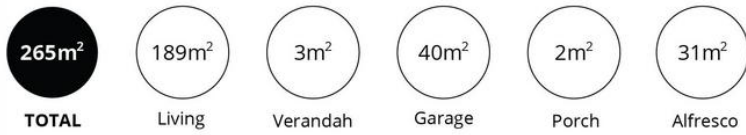
**Shaun Roberts 0435 367 534**

Managing Partner | Sales Specialist | [shaunr@ljhsales.com.au](mailto:shaunr@ljhsales.com.au)

**LJ Hooker Property Specialists (08) 8289 6660**

Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
[propertyspecialists.ljhooker.com.au](http://propertyspecialists.ljhooker.com.au) | [info@ljhsupport.com.au](mailto: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

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.