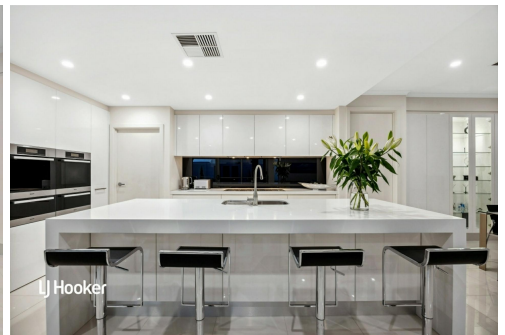
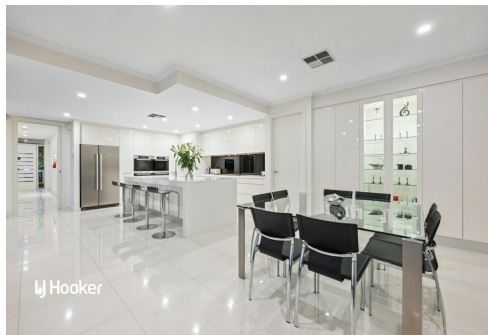
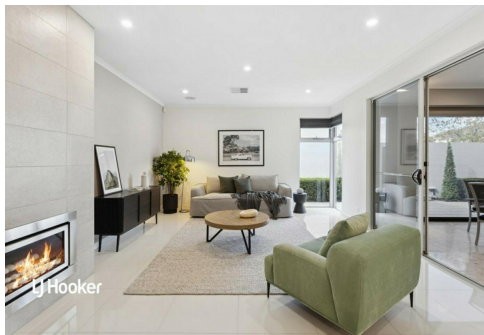




## Mawson Lakes, 45 Isla Circuit

A Dream Home in a Dream Location!

4 2 2

**For Sale**  
UNDER CONTRACT

**View**  
[ljhooker.com.au/29N0GJU](http://ljhooker.com.au/29N0GJU)

**Contact**  
**Shaun Roberts**  
0435 367 534  
[shaunr@ljhsales.com.au](mailto:shaunr@ljhsales.com.au)

Features include:

- \* Four bedrooms, master with walk-in robe, ensuite bathroom with Caesarstone benchtops, floor-to-ceiling sheer curtains
- \* Open-plan family and meals area with gas feature fireplace
- \* Stylish Jag kitchen with Corian bench tops, Barazza gas cooktop, twin ovens and warmers, walk-in pantry



**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.

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



- \* Stack sliding doors open out to the stone-tiled alfresco entertaining area
- \* Electronic café blind, heater and Beefeater BBQ with Rangehood complete the outdoor entertaining experience
- \* Built-in sound in both alfresco and main family room
- \* Paved rear yard with landscaped manicured gardens and water feature
- \* Upstairs home office or study area
- \* Generous home theatre or optional fourth bedroom, with built-in sound
- \* Home alarm with cameras and monitor
- \* Double auto garage with internal access
- \* Additional store room off the garage provides further convenience to the home
- \* Landscaped front gardens
- \* Surrounded by lakes and walking trails, just moments to Mawson Lakes Central, restaurants and public transport

A home that delivers exceptional quality and finish to meet your needs for years to come. Get set to enjoy living in this beautiful location set amongst gorgeous surroundings! Location, luxury and lifestyle are all on offer here.

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

## More About this Property

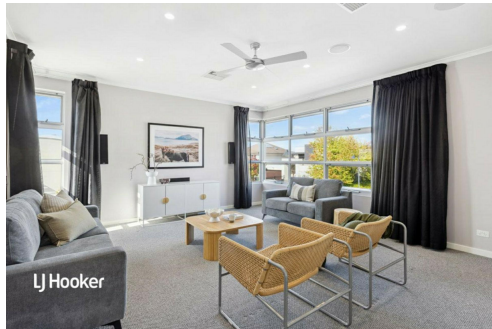
|               |                                                                                                                                                                 |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property ID   | 29N0GJU                                                                                                                                                         |
| Property Type | House                                                                                                                                                           |
| House Size    | 283 m²                                                                                                                                                          |
| Land Area     | 364 m²                                                                                                                                                          |
| Including     | Air Conditioning<br>Ducted Cooling<br>Ducted Heating<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced<br>Remote Garage |

**Shaun Roberts 0435 367 534**  
Managing Partner | Sales Specialist | shaunr@ljhsales.com.au

**LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660**  
North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
greenwithgoldengrove.ljhooker.com.au | info@ljhsupport.com.au



**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.



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



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