

## Mawson Lakes, 47 Nelson Crescent

### The Perfect Fusion of Luxury and Lifestyle!

Auction Location: Onsite

AUCTION: Onsite, Saturday the 16th of November at 11:00am

Discover the epitome of luxury family living with this stunning five-bedroom residence in the highly sought-after Bridges precinct of Mawson Lakes. This spacious home, graced with its stone facade, is designed for families who appreciate elegance and functionality. Step inside to experience expansive living with 2.7m ceilings throughout, creating an open, airy atmosphere that enhances the home's sense of grandeur. Enjoy three distinct living areas, formal and informal dining spaces, and an effortless flow that invites gatherings of any size.

Upstairs, four generous bedrooms await, including a master suite that serves as a true retreat. Begin each day on your private balcony or relax in the evening, with a walk-in robe,



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#### For Sale

Auction On-site Sat 16th of Nov at 11:00am

#### View

[ljhooker.com.au/2AYUGJU](http://ljhooker.com.au/2AYUGJU)

#### Contact

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

ensuite, and plantation shutters enhancing the serene ambiance. Downstairs, the fifth bedroom offers versatility as a guest room, study, or home office, ensuring space for every family need.

At the heart of the home, a luxurious open-plan kitchen stands out with stone benches and quality stainless steel appliances, ideal for the culinary enthusiast. The elegant stone feature walls add a seamless blend of luxury to everyday living, creating a warm and stylish atmosphere that flows throughout the family and dining spaces.

Features you will love:

- \* Five bedrooms, master with walk-in robe, ensuite, ceiling fan and balcony
- \* Bedrooms 2,3 and 4 with built-in robes and ceiling fans
- \* Bedroom 5 on the lower level or study/home office with R/C split system
- \* Three separate living areas offering versatility for the family
- \* Stylish kitchen with stone island bench, 5-burner gas stove, dishwasher and plenty of storage
- \* Ducted reverse cycle heating and cooling providing year-round comfort
- \* Decked outdoor entertaining area with watering system to the backyard
- \* Undercover alfresco area with water feature
- \* 7.9kw (approx.) solar system saving on power bills
- \* Plantation shutters throughout on the upper level
- \* High ceilings and downlights throughout
- \* Built-in speaker system
- \* Security system for peace of mind
- \* Double car garage with internal access
- \* Storage room
- \* Plus much more!

Enjoy the lifestyle this exceptional home offers. Enjoy morning walks by the lake and easy access to shopping, dining, public transport, and much more. Everyday living meets ultimate convenience in this prime location.

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



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## More About this Property

Property ID	2AYUGJU
Property Type	House
House Size	270 m <sup>2</sup>
Land Area	404 m <sup>2</sup>
Including	Study Ducted Cooling Ducted Heating Alarm Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

**Carla Doecke 0456 830 122**

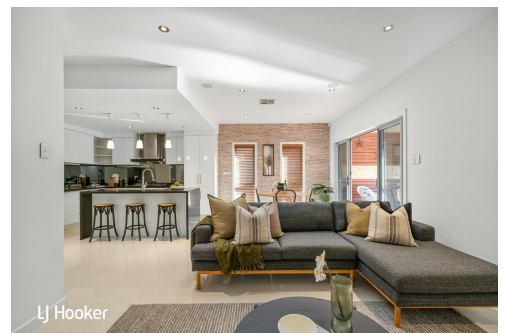
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