



## Mawson Lakes, 50 Isla Circuit

Luxurious Forever Home in Prime Waterfront Setting!



Auction Location: 50 Isla Circuit, Mawson Lakes

### For Sale

Auction - Saturday 26th July at 12pm on-site

Introducing the 2008 HIA National Award Winner Display Home of the Year!

### View

[ljhooker.com.au/2C15GJU](http://ljhooker.com.au/2C15GJU)

Built by Scott Salisbury Homes in 2006, this high-quality home takes full advantage of its lake front position with stunning lake views from both the upstairs living and balcony as well as the downstairs through the lofty 5.4m commercial grade aluminum windows and large expanses of glass.

### Contact

**Shaun Roberts**

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Natural light is in abundance thanks to the central internal courtyard, and double-height ceilings over the main living space. The central staircase links both open plan living rooms, and leads to two spacious double bedrooms upstairs, while the master bedroom is conveniently located on the ground floor with spacious walk-in robe and luxurious ensuite bathroom making this a home you can enjoy now and into the future.



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

**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.

Features include:

- \*Four bedrooms, master bedroom with walk in robe and luxurious ensuite overlooking the central courtyard
- \* Bedrooms two and three with built in robes upstairs
- \* Bedroom 4 located on the ground level also overlooks the central courtyard or could also serve as a home office
- \* Open plan family and dining room overlook the beautiful lake setting
- \* Island kitchen with both marble breakfast bar and Caesarstone benchtops, walk in pantry and Smeg 900mm oven and cooktop
- \* Bi-fold cafe doors lead out to the enclosed deck with aluminum louvres
- \* Lounge/home theatre features built in projector and screen
- \* Upper mezzanine entertaining also extends onto the balcony where you can enjoy a glass of wine or bubbles while soaking in the spectacular lake views and lights of Mawson Lakes by night
- \* Ducted reverse cycle air conditioning throughout
- \* Upstairs tiled bathroom with large bathtub and shower
- \* Landscaped low maintenance gardens frame the entire home, with fully fenced gated access to the property
- \* Double auto garage with internal access to the home

A premium quality home with prime position and views!

Located in one of South Australia's finest lifestyle suburbs only moments walk to restaurants, café precinct, shops and schools, walking trails and bike tracks, public transport and all of this being a mere 20 minute from the Adelaide CBD.

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



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## More About this Property

<b>Property ID</b>	2C15GJU
<b>Property Type</b>	House
<b>House Size</b>	328 m2
<b>Land Area</b>	495 m2
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced 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**

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