

7 Isla Circuit, Mawson Lakes

## Grand Family Living in an Unbeatable Lifestyle Location

Positioned in the sought-after Bridges Estate in Mawson Lakes, this expansive family residence delivers an exceptional lifestyle of space, comfort and flexibility. Built in 2006 and offering a versatile floor plan, this grand five-bedroom home has been thoughtfully designed to accommodate large families and multi-generational living with ease.

From the moment you step inside, the home reveals an abundance of space to gather, relax and entertain. The lower level centres around a large open-plan living and dining area, creating a welcoming hub where family and friends can come together. Overlooking the space is the well-appointed kitchen, complete with gas cooktop, oven, dishwasher and corner pantry, ensuring both functionality and connection while entertaining. A formal lounge at the front of the home offers a peaceful retreat - perfect for quiet evenings or a separate living zone for the family.

One of the home's most valuable features is the ground-floor bedroom with its own ensuite, providing the ideal setup for extended family, guests, or independent living arrangements. With five bedrooms in total and the potential to create a sixth bedroom downstairs, the flexible floorplan easily adapts to the evolving needs

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**FOR SALE**  
\$1,300,000 - \$1,400,000

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

of a growing family.

Upstairs is dedicated to rest and relaxation, where four generously sized bedrooms provide comfortable accommodation for the household. The master suite offers a private sanctuary, complete with a walk-in robe, spacious ensuite and its own balcony, perfect for enjoying a quiet morning coffee or unwinding at the end of the day. The remaining bedrooms all feature built-in robes and are serviced by the main bathroom, while an additional upstairs living area creates another versatile space for family movie nights, a study zone or a children's retreat.

Comfort is assured year-round with ducted reverse cycle air conditioning, while the cosy wood-fire heater downstairs creates a warm and inviting atmosphere during the cooler months. Energy efficiency is also a standout feature, with a 6kW (approx.) solar system paired with a Sonnen battery helping to reduce energy costs and support sustainable living.

Outside, the home continues to impress with low-maintenance gardens and a pitched pergola entertaining area, providing the perfect setting for weekend barbecues, family celebrations or simply relaxing outdoors without the burden of extensive upkeep.

Features you will love:

- Five bedrooms, master suite with walk-in robe, ensuite and balcony offering views over the reserve
- All remaining bedrooms offering built-in robes
- Bedroom 5 on the lower level with ensuite and spa bath
- Potential to convert formal lounge to a 6th bedroom
- Three spacious living areas and four bathrooms in total
- Open plan kitchen with island bench, gas cooktop, oven, corner pantry and plenty of storage
- Downlights throughout the lower level living areas
- Ducted reverse cycle air conditioning and wood-fire heater on the lower level offering year-round comfort
- 6kw (approx.) solar panel system with Sonnen battery providing energy efficiency
- Pitched pergola ideal for outdoor entertaining
- Low maintenance gardens at front and rear
- Security system
- Double car garage
- Plus much more...

Offering a rare combination of space, flexibility and lifestyle, this impressive residence presents an exceptional opportunity to secure a substantial family home in one of Mawson Lakes' most sought-after pockets. Just a short stroll to popular restaurants, cafés, boutique shops and quality schools, with nearby walking trails, bike tracks and convenient public transport. All this, just 20 minutes (approx.) 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

## MORE DETAILS

Property ID 2D41GJU  
Property Type House  
House Size 313 m2  
Land Area 336 m2  
Including Ducted Cooling  
Ducted Heating  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Fully Fenced  
Remote Garage  
Solar Panels

**Carla Doecke 0456 830 122**

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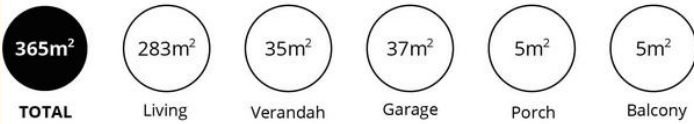
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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