






77 Sanctuary Drive, Mawson Lakes

4  3  2 

## An Incredible Home Boasting Size, Space and Room to Move!

Built in 2007, this large family home provides an incredible amount of space spanning over both levels. Open plan living downstairs extends to a large undercover entertaining area featuring 600x600mm tiles, pizza oven, built in kitchen with bar fridge and BBQ.

With the potential of up to 4 living spaces, along with 4 bedrooms, 3 bathrooms and an abundance of off street parking and side gated access to park two more vehicles in the rear yard, this is a home perfectly suited to large families!

Features include:

- Four bedrooms, master upstairs with stylish walk-in robe, ensuite bathroom and own balcony
- Bedrooms 2 and 3 upstairs with walk in robes
- Convenience of 4th bedroom downstairs with built in robe
- 3rd bathroom downstairs with shower adjacent to laundry
- Open plan family and meals
- Kitchen with breakfast bar, oven, gas cooktop, dishwasher and walk in pantry
- Spacious rumpus with sliding access to outdoor area
- Upstairs living area perfect for teenagers or parents living area

**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**

- Front lounge or space for home office
- Ducted reverse cycle air conditioning
- 5kw solar panel system saving you on your energy bills
- Outdoor entertaining underneath the large pitch roof pergola, tiled with built in kitchen, BBQ with rangehood, bar fridge and pizza oven
- Tool shed
- Gated side access off Darien St with space to park caravan, boat, jet ski, work vehicle or two cars

Situated in the popular Sanctuary Estate of Mawson Lakes near to parks, wetlands and walking trails. Just moments from Mawson Lakes Central, lakes, University of SA Mawson Lakes Campus, and nearby schools. The perfect home for the growing family!

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	2CKUGJU
Property Type	House
House Size	293 m2
Land Area	415 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Solar Panels

**Shaun Roberts 0435 367 534**

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

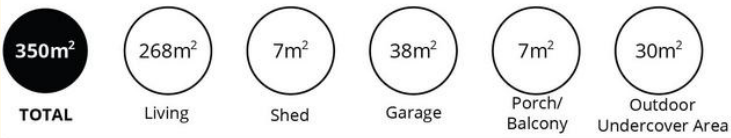
**LJ Hooker Property Specialists (08) 8289 6660**

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UPPER LIVING



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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