



## Mawson Lakes, 79 Augustine Street

Stylish 'Torrens Title' Townhouse in Super Convenient Location!

Situated in the popular 'Cascades Estate' just moments to Mawson Lakes shopping and business precinct, bus and train interchange and popular eateries, is this ultra-modern three bedroom townhouse built in 2013.

Offering high ceilings with exposed concrete floors downstairs, a modern kitchen and added convenience of having one bedroom and bathroom downstairs for guests or when parents stay over. With its own private rear paved courtyard perfect for a BBQ with friends or family and just a short stroll to picturesque park and lake just a few streets away, this is a wonderful location to live!

Features include:

- \* 'Torrens Title' home means NO community/strata fees
- \* Three bedrooms all with built in robes and split system air-conditioning



**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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/2BXHGJU](http://ljhooker.com.au/2BXHGJU)

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

- \* Modern kitchen with stainless steel appliances, gas cooktop and cupboard pantry
- \* Open plan family and meals downstairs with high 2.7m ceilings
- \* Four split system air conditioning units throughout for year round comfort
- \* Exposed concrete floors
- \* Central modern bathroom with shower and toilet
- \* Paved outdoor courtyard, great for entertaining
- \* Single automatic panel lift car garage with internal access

This property offers a low maintenance lifestyle making for the perfect first home, ideal for professionals or those looking for a set and forget investment property!

Enjoy all that Mawson Lakes has to offer. Close to schools, public transport, cafes, restaurants and walking trails. With easy access to Main North Road, the North-South Motorway, and Salisbury Highway, making your commutes around Adelaide a breeze.

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 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 About this Property

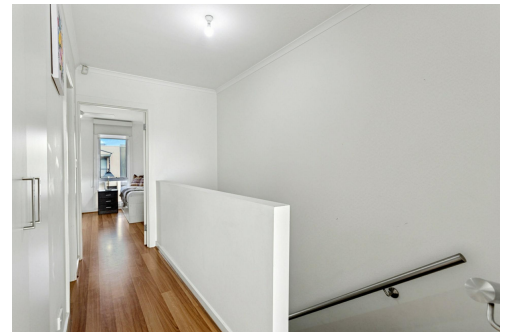
<b>Property ID</b>	2BXHGJU
<b>Property Type</b>	House
<b>House Size</b>	133 m2
<b>Land Area</b>	138 m2
<b>Including</b>	Air Conditioning Toilets (2) Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Shaun Roberts 0435 367 534**

Managing Partner | Sales Specialist | shaunr@ljhsales.com.au

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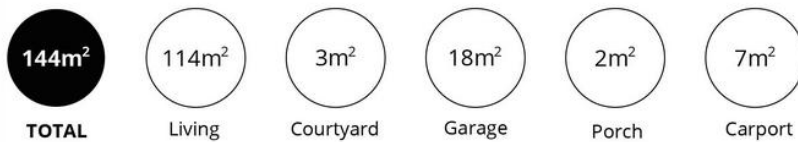


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**UPPER LEVEL**



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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