

## Mawson Lakes, 8 Warehouse Lane

UNDER CONTRACT

Warehouse Living at its Finest!

Situated in the heart of Mawson Lakes just a moment's walk to cafes, shops and restaurants is this large open plan 'warehouse style' home. On offer are three spacious bedrooms along with an additional study, double garage and a gorgeous outdoor area to entertain over the summer!

Features include:

- \* 'Torrens Title' home within walking distance to popular Mawson Lakes attractions
- \* 3 Bedrooms with 'warehouse style' doors, main with direct access to upstairs bathroom
- \* Study downstairs overlooks the rear yard



**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.

3 1 2

**For Sale**

UNDER CONTRACT

**View**

[ljhooker.com.au/29P5GJU](http://ljhooker.com.au/29P5GJU)

**Contact**

**Shaun Roberts**

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

- \* Open plan living and dining with high loft ceilings featuring Oregon exposed timber beams
- \* Modern kitchen with overhead cupboards, gas cooktop, oven and dishwasher, including stainless steel free-standing island preparation bench
- \* Timber staircase with iron balustrade
- \* Second spacious casual living area upstairs overlooks the lower living
- \* 3x Split system heating and cooling throughout the home
- \* Twin overhead ceiling fans
- \* Main bathroom features a bath and shower
- \* Double auto garage with internal access
- \* Louvre outdoor verandah filtering sunlight to the northern windows of the home
- \* Paved outdoor entertaining with landscaped gardens and large established trees creating a private and tranquil setting
- \* Screened service/storage area in the rear yard suitable for a garden shed

This home is currently tenanted on a fixed lease until 24th January 2024, returning \$460 per week rent.

This is the perfect opportunity to secure now and plan your move in the new year. Certainly, one of the finest examples of 'warehouse living' offering a wonderful lifestyle and ultra convenient location to popular Mawson Lakes amenities!

You'll love calling this property home.

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

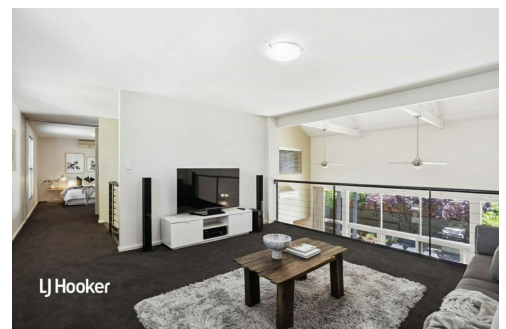
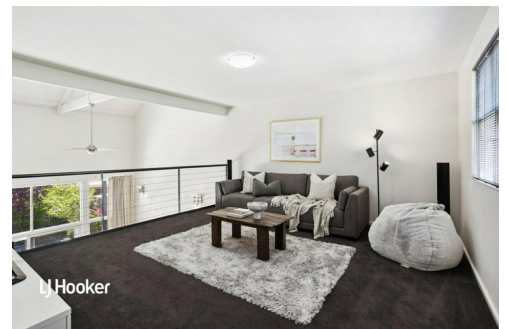
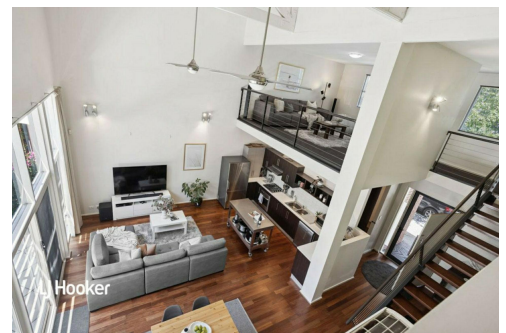
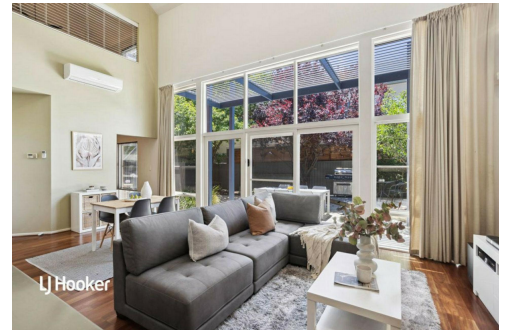
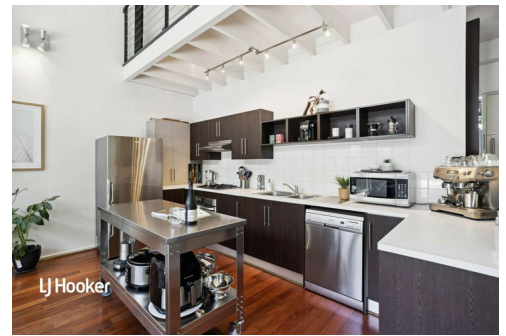
Property ID	29P5GJU
Property Type	House
House Size	203 m <sup>2</sup>
Land Area	238 m <sup>2</sup>

**Shaun Roberts 0435 367 534**

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

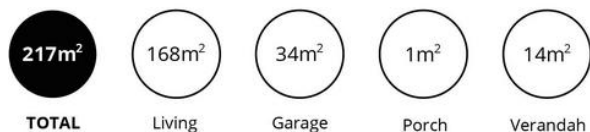
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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