



86 Harvey Circuit, Mawson Lakes

## Prime Location with Waterway Views!

Perfectly positioned capturing peaceful waterway views to the rear, this beautifully designed home combines space, style and lifestyle in one impressive package!

Downstairs, you'll enjoy the open spacious family and meals area, with modern island kitchen featuring quality stainless steel appliances.

There's a private undercover rear courtyard perfect to relax and unwind, while the best views from the home are best enjoyed upstairs from the master bedroom balcony which overlooks the large lawn reserve with walking trails and waterway which flows seasonally in the wetter months of the year!

- Tenanted on a fixed lease until 26th July 2026, returning \$600 per week

### Features Include:

- Three bedrooms, spacious master with ensuite, built in robe and balcony with views
- Bedrooms 2 and 3 both with built in wardrobes
- Open plan kitchen and living
- Kitchen with gas cooktop, dishwasher, and cupboard pantry

3 2 1

### FOR SALE

\$699,000 - \$739,000

### VIEW

Sat 21st Feb @ 10:10AM - 10:40AM

### AGENTS

Shaun Roberts  
0435 367 534  
shaunr@ljhsales.com.au

### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

- Outdoor pergola with aggregate concrete, overlooking waterway and trail
- Ducted reverse cycle heating and cooling
- LED downlights throughout the home
- 2.7m high ceilings
- Single automatic panel lift garage with internal access to home
- Main bathroom with shower tub

Mawson Lakes places everything at your doorstep, from UniSA and quality schooling to public transport, shopping precincts, cafés and popular dining spots. It's a suburb built around convenience and lifestyle, where daily essentials and weekend leisure are all within easy reach.

Whether you're adding to your portfolio or chasing a lock-up-and-leave home with minimal upkeep, this is a smart move in a consistently sought-after location.

**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 DETAILS**

Property ID	2CZEGJU
Property Type	House
House Size	125 m <sup>2</sup>
Land Area	115 m <sup>2</sup>
Including	Balcony Secure Parking Fully Fenced

**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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**175m<sup>2</sup>**

**TOTAL**

**119m<sup>2</sup>**

**Living**

**20m<sup>2</sup>**

**Verandah**

**25m<sup>2</sup>**

**Garage/**  
**Carport**

**3m<sup>2</sup>**

**Porch**

**8m<sup>2</sup>**

**Balcony**

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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