







24/35 Victoria Parade, Mawson Lakes

INSPECTION BY APPOINTMENT

A Great Start to your Real Estate Journey!

Whether you're looking for your first home, a smart investment or an easy-care lifestyle, this flexible floorplan 3-bedroom home delivers comfort and convenience. Featuring an open-plan living and meals downstairs, with direct access to private outdoor area and clothes line, this home offers everything you need without the maintenance. Main bedroom includes it's own ensuite bathroom while you'll appreciate secure garage parking with internal access to the home along with space in the driveway for a second vehicle.

- ** It's a smart buy in a popular Mawson Lakes setting!! ***

- Currently tenanted for $1,200 a fortnight on a fixed lease till 09/05/2027*

Features Include:
- 2014 Build
- Three bedrooms, master with built in wardrobe and ensuite
- Bedroom 2 with built in wardrobe
- Open plan living/meals with ceiling fan and split system air conditioner
- L shape kitchen with gas cooktop, oven, dishwasher and cupboard

3 2 1

FOR SALE
$665,000

VIEW
By Appointment

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.

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pantry
- Zoned ducted reverse cycle heating and cooling
- Low maintenance courtyard
- Automatic single roller door garage with internal access and laundry nook
- LED Downlights downstairs
- 2.7m Ceilings downstairs and 2.4m Ceilings upstairs
- Additional powder room downstairs
- Community fee only $154.70 per quarter

Set within the Cascades precinct of Mawson Lakes, you'll enjoy easy access to picturesque lakes, walking trails, parks and playgrounds, all just moments from your doorstep. Cafés, restaurants, shopping, public transport and Adelaide University are all nearby, creating a lifestyle of convenience with everything you

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	2DHAGJU
Property Type	House
House Size	114 m2
Land Area	108 m2
Including	Secure Parking Fully Fenced







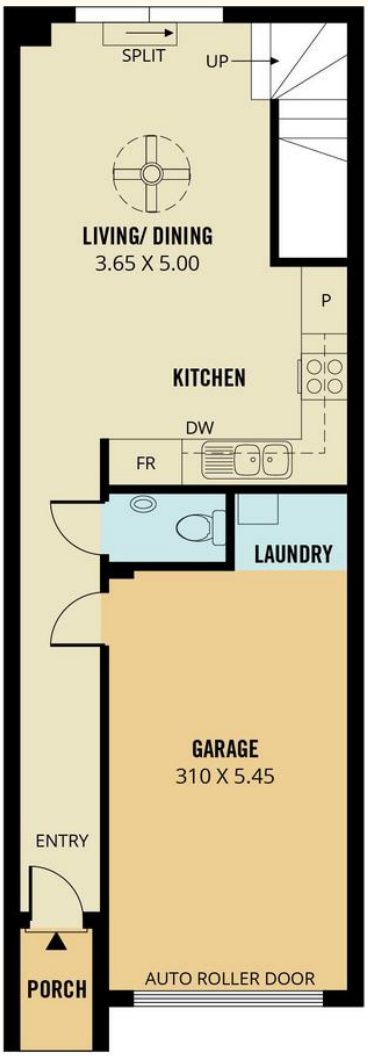


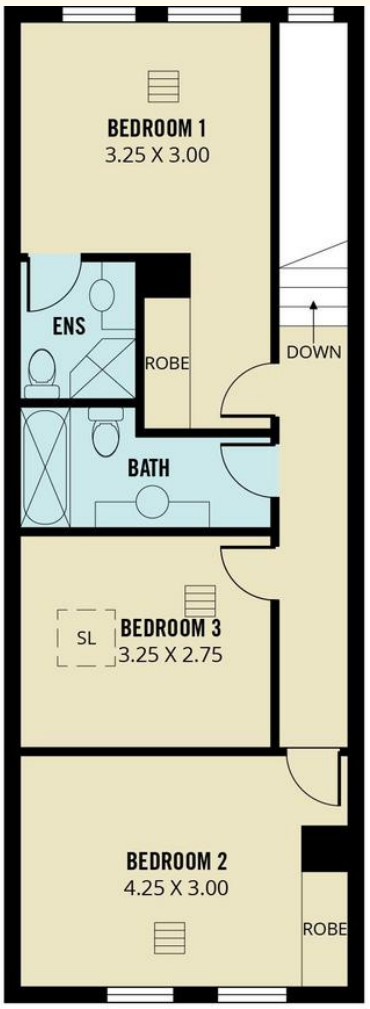


Shaun Roberts 0435 367 534
Managing Partner | Sales Specialist | shaunr@ljhsales.com.au

LJ Hooker Property Specialists (08) 8289 6660
Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
propertyspecialists.ljhooker.com.au | info@ljhsupport.com.au

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FIRST FLOOR

121m²	99m²	2m²	20m²
TOTAL	Living	Porch	Garage

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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