



24/35 Victoria Parade, Mawson Lakes

A Decision You'll Be Glad You Made!

Whether you're looking for your first home, a smart investment or an easy-care lifestyle, this well-presented 3-bedroom home delivers comfort and convenience. Featuring an open-plan living and meals area, and an easy-care outdoor space, this home offers everything you need without the maintenance. With a master ensuite and secure garage parking, 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:

- 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 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

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  2  1 

FOR SALE
\$689,000 - \$719,000

VIEW
Sat 20th Jun @ 12:00PM - 12:30PM

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

AGENCY
LJ Hooker Property Specialists
(08) 8289 6660

 **LJ Hooker**

- 2.7m Ceilings downstairs and 2.4m Ceilings upstairs
- Additional powder room downstairs

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

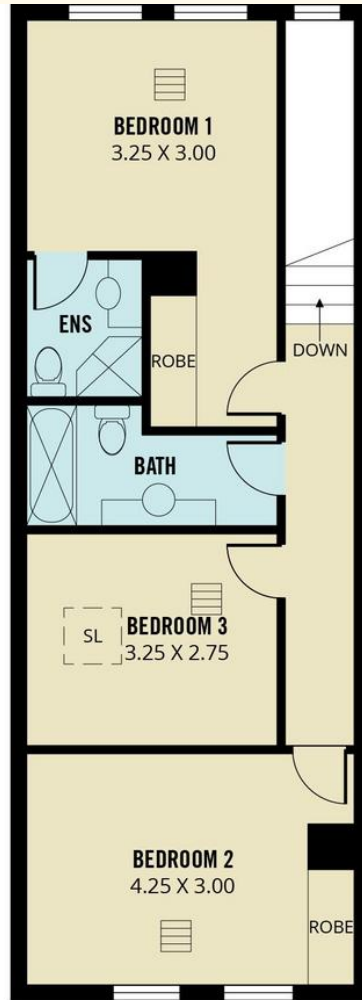
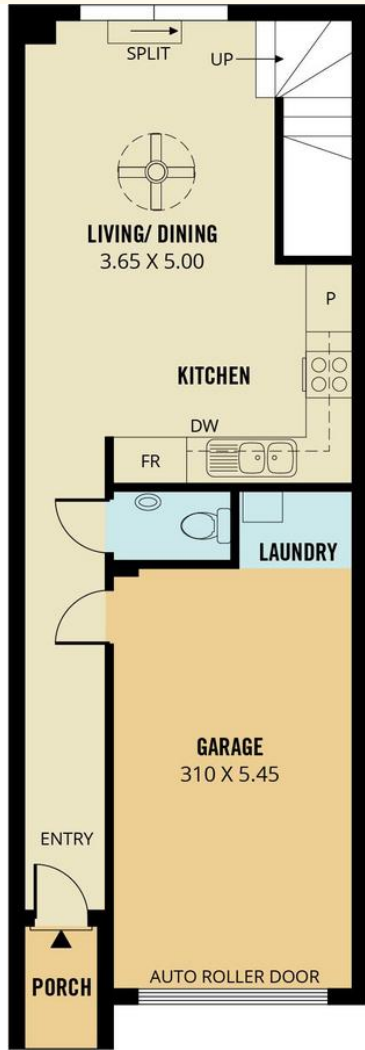
Shaun Roberts 0435 367 534

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





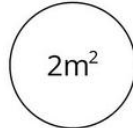
FIRST FLOOR



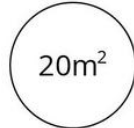
TOTAL



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.

Produced by **The Fotobase Group**