



3/270-272 Mawson Lakes Boulevard, Mawson Lakes

## Spectacular Views, A Superb Location to Match!

Wake up to peaceful lake views and a lifestyle that feels effortlessly connected to the outdoors. This stylish 3-bedroom home combines low-maintenance living with standout positioning, featuring a spacious master retreat with balcony overlooking Shearwater Lake, open-plan living and private entertaining spaces front and rear. This home offers the perfect blend of comfort, convenience and easy everyday living in one of Mawson Lakes' most picturesque pockets.

Features include:

- Three spacious bedrooms, master with ensuite, built in wardrobes, and balcony overlooking Shearwater Lake
- Bedrooms 2 and 3 both with built in wardrobes
- Open plan meals and casual living area
- Island kitchen with stone benchtop, gas cooktop, and dishwasher
- Ducted reverse cycle heating and cooling for year-round comfort
- 4.6kW Solar panels to save on electricity bills
- Lounge with double doors to undercover courtyard
- Double automatic roller door carport with additional designated rear parking for family or guests
- Front undercover courtyard with direct access to park and lake trails

3 2 3

**FOR SALE**  
\$760,000 - \$820,000

**VIEW**  
Sat 16th May @ 12:30PM - 1:00PM

**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.

LJ Hooker

- Low maintenance paved rear outdoor entertaining
- Powder room downstairs
- Laundry nook with sink under stairs
- New timber floors downstairs
- Downlights throughout home

Perfectly positioned alongside Shearwater Lake, this home places scenic walking trails, open reserves and the popular Shearwater Drive Playground right at your doorstep. Enjoy the relaxed Mawson Lakes lifestyle with cafés, shopping, public transport and Adelaide University all just moments away, while still being well connected to the Adelaide CBD and surrounding suburbs.

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

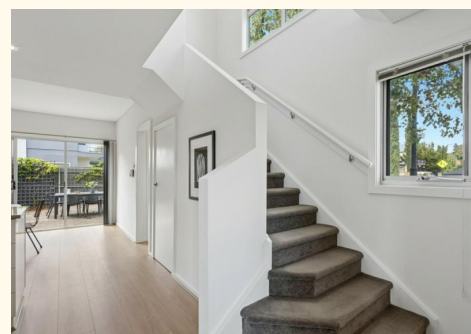
Property ID	2DDRGJU
Property Type	House
House Size	140 m2
Land Area	190 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Built-in-Robes Secure Parking Fully Fenced Solar Panels

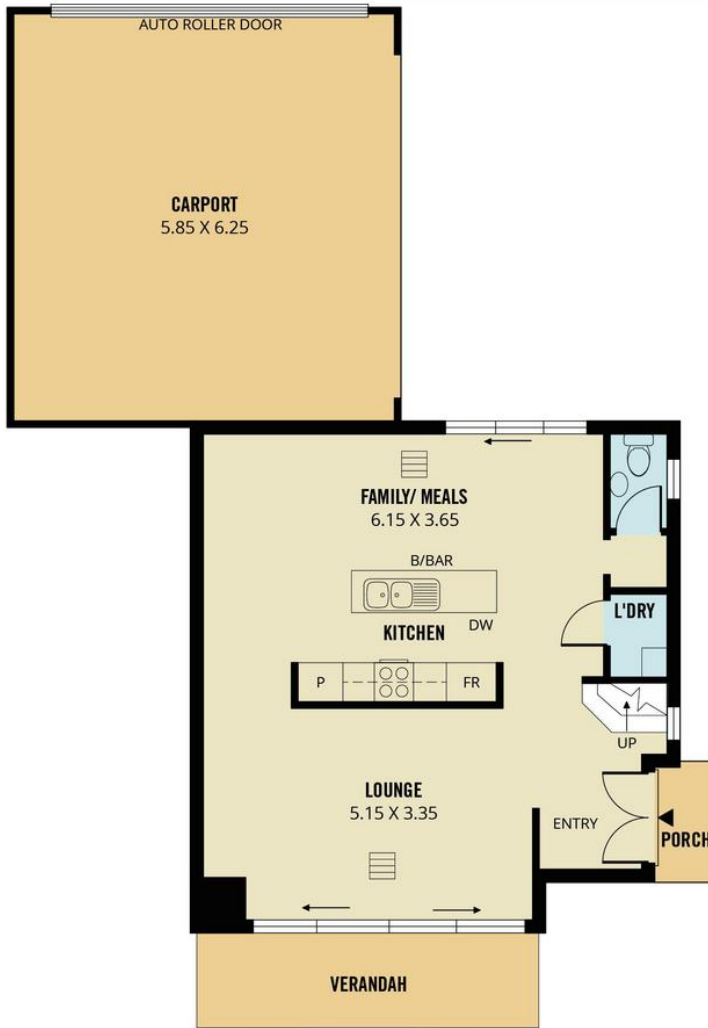
**Shaun Roberts 0435 367 534**

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

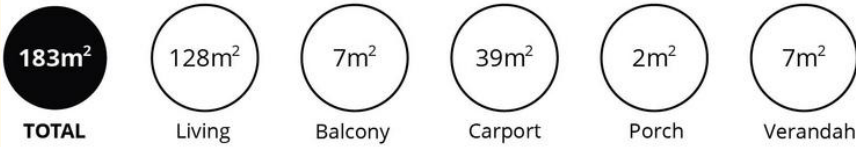
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**UPPER LEVEL**



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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