



4/29 Victoria Parade, Mawson Lakes

## Look no further, this is it!

Offering a practical layout and easy-care lifestyle, this 2013 built 3-bedroom home is the kind of property that simply makes everyday living easy. Downstairs, the open-plan kitchen and living area provides a comfortable central space to relax or entertain, while upstairs delivers well-sized accommodation including a master bedroom complete with its own balcony, ensuite and walk-in robe.

With low-maintenance outdoor areas, secure parking off street for two vehicles and a functional design throughout, currently tenanted enabling you to secure now and decide what to do into the future, located in the Cascades Estate with many walking trails and nearby lake for you to explore!

- Currently tenanted on a fixed lease until the 07/02/2027 at \$635 per week\*

### Features Include:

- Three bedrooms, master with walk in wardrobe, ensuite and street view balcony
- Bedrooms 2 and 3 with built in wardrobes
- All bedrooms with ceiling fans
- Open plan family room and meals area
- Island kitchen with dishwasher, gas cooktop, Westinghouse oven, breakfast bar and cupboard pantry

3  2  2 

### FOR SALE

\$739,000 - \$779,000

### VIEW

Sat 20th Jun @ 10:30AM - 11:00AM

### 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**

- Ducted reverse cycle heating and cooling for year-round comfort
- Automatic double panel lift carport
- Low maintenance paved courtyard
- Main bathroom upstairs with tub and separate toilet
- Additional guest toilet downstairs
- European laundry

Scenic lakes, walking trails, parks and playgrounds are just moments from your doorstep. Enjoy easy access to cafés, restaurants, shopping, Adelaide University and public transport, all while being well connected to Main North Road and the Northern Expressway for a smooth commute to the Adelaide CBD or further north.

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

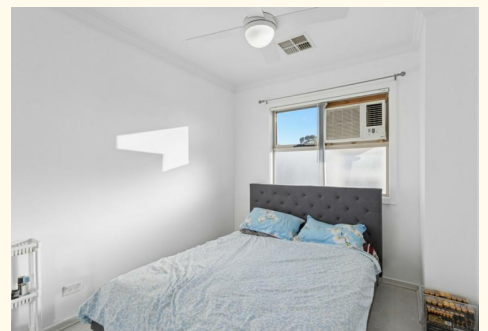
Property ID	2DFRGJU
Property Type	House
House Size	133 m2
Land Area	139 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Secure Parking Fully Fenced Solar Panels

**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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## VICTORIA PARADE

**SITE PLAN**  
(NOT TO SCALE)

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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