



4/29 Victoria Parade, Mawson Lakes

Inspection by Appointment

Buy now and plan your move stress free!

Situated just a short walk away from Mawson Lakes Central, interchange ideal for those commuting to Adelaide CBD for business is this spacious 3 bedroom home built in 2013. Located in a small group of townhouses (community fee only \$380.13 per quarter) with desirable street frontage, along with access to large double carport adjacent via side laneway.

The perfect opportunity to get into the property market, or plan your move in the future while offsetting some of the initial outlay thanks to the home being tenanted until Feb 2027 returning you \$635 per week rent.

Features Include:

- Three bedrooms, master with walk in wardrobe, ensuite and balcony
- Bedrooms 2 and 3 with built in wardrobes
- Open plan living downstairs
- Central island kitchen with dishwasher, gas cooktop, Westinghouse oven, breakfast bar and cupboard pantry
- Ducted reverse cycle heating and cooling for year-round comfort
- Automatic double panel lift carport

3 2 2

FOR SALE

\$739,000 - \$779,000

VIEW

By Appointment

AGENTS

Shaun Roberts
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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.



- 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

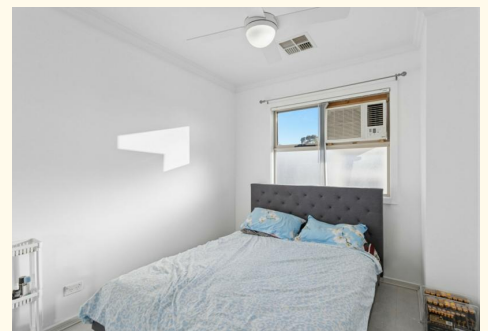
Property ID	2DFRGJU
Property Type	House
House Size	133 m2
Land Area	139 m2
Including	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Dishwasher
	Secure Parking
	Fully Fenced
	Solar Panels

Shaun Roberts 0435 367 534

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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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