

Mawson Lakes, 8/6-8 Augustine Street

Stylish & Contemporary Townhouse Living

This stylish and contemporary townhouse presents an exceptional opportunity for first-time homebuyers and savvy investors alike. Offering a low maintenance, lock up and leave lifestyle, this property delivers both practicality and value in a highly sought-after package.

The ground floor of this townhouse offers a single garage, a practical laundry area, and a versatile bedroom or study. This room, complete with an ensuite, is ideal for accommodating guests or creating a functional home office.

Ascending to the first floor, you'll find the vibrant heart of the home. The modern kitchen boasts a gas cooktop, generous storage, and ample bench space, including a breakfast bar for casual dining. The open-plan living and dining area flows seamlessly onto a private balcony, perfect for indoor-outdoor living, while a convenient powder room completes this level.



For Sale
Contact agent

View
ljhooker.com.au/XC8HDM

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LJ Hooker Mile End | Woodville
(08) 8352 7111

Disclaimer: 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.

The top floor houses two well-appointed bedrooms, both featuring soft carpeting and built-in wardrobes. One bedroom enjoys exclusive access to a private balcony, while a centrally located shared bathroom serves both rooms.

At the rear of the property, a paved courtyard provides an inviting space for entertaining or simply savouring a peaceful morning coffee in the fresh air.

Located less than 30 minutes from the CBD, this property offers convenient commuting options. Leave the car at home and make the most of the numerous public transport services nearby. You'll enjoy easy access to Mawson Central for your weekly shopping, dining at local cafes, and essential services. For a change of pace, take a quick drive to the Parafield District Outlet Centre for retail therapy. On weekends, unwind by exploring the picturesque walking trails surrounding the scenic lakes.

Key Features

- Ground floor bedroom or study with ensuite
- Kitchen boasts a gas cooktop, ample bench and storage
- Open plan living and dining area with private balcony
- Separate powder room on main floor
- Two bedrooms upstairs with cosy carpets and built-in wardrobes
- Private balcony to one bedroom upstairs
- Main bathroom centrally located between bedrooms
- Single car garage, with laundry facilities and internal access
- Courtyard on the ground floor, accessible through the study
- Ducted AC throughout
- Easy care laminate flooring to main living areas

Specifications

Title: Community Title

Year built: 2012

Council: City of Salisbury

Council rates: TBC

ESL: TBC

SA Water & Sewer supply: \$165.55pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629



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More About this Property

Property ID	XC8HDM
Property Type	Townhouse
Including	Air Conditioning Close to Schools Close to Shops Close to Transport Roller Door Access Window Treatments

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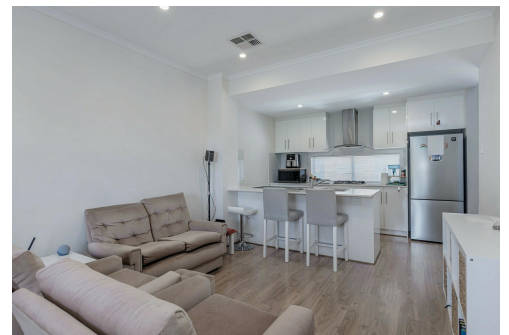
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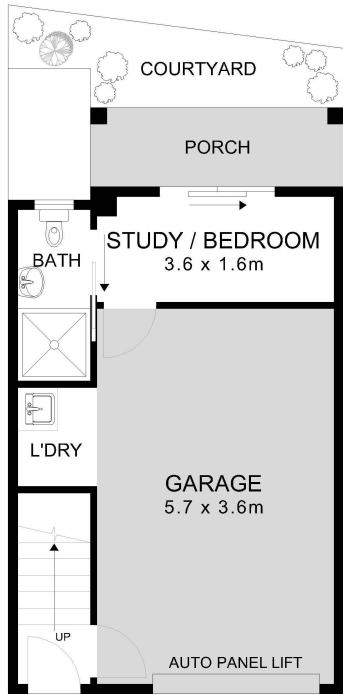
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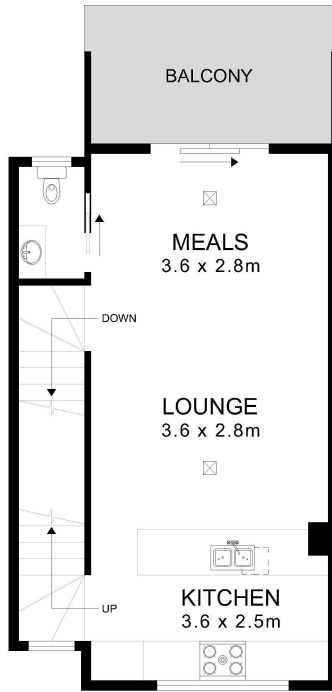


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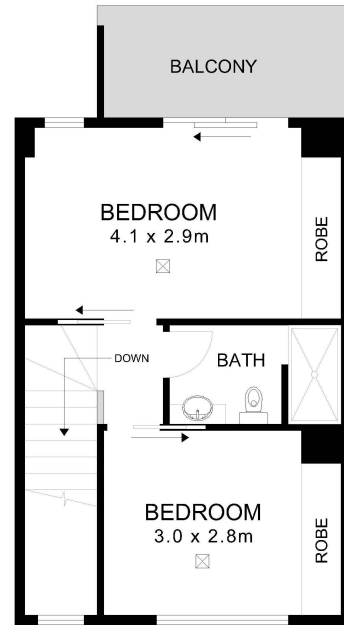
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GROUND FLOOR



LEVEL 1



LEVEL 2

8/6-8 Augustine Street Mawson Lakes

For illustrative purposes only. All measurements are approximate.
Andrew Waters Photography

Approx Gross	
Ground Floor	= 14m ²
Level 1	= 37m ²
Level 2	= 36m ²
Garage	= 21m ²
Balconies	= 15m ²
Porch	= 5m ²
Total	= 128m²