



## Mawson Lakes, 12/1-5 St Kitts Place

Live With Ease In This Modern Sanctuary

Offering the epitome of contemporary living, this three-storey townhouse nestled within a secure gated complex presents the ideal residence for executive couples, families or students seeking a stylish lock up and leave lifestyle.

Designed to the utmost degree with a vision for a spacious, low maintenance, affordable living. A vision we can all agree has been executed seamlessly. With size, style and convenience combined, this home won't last long in today's market.

Features To Love:

- Spacious open plan living, dining and kitchen space with access to large balcony
- Functional kitchen with large walk-in pantry, dishwasher, gas cooktop and



**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.



**For Sale**

\$530,000 - \$570,000

**View**

[ljhooker.com.au/4XAAFE8](http://ljhooker.com.au/4XAAFE8)

**Contact**

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**(08) 8347 3666**

breakfast servery

- Master bedroom on the top floor with ensuite and built-in robes
- Bedroom 2 with built-in robe on the top floor serviced by the main bathroom
- Bedroom 3 on the ground floor with built-in robe and ceiling fan, serviced by the ground floor bathroom
- Study area
- Separate internal laundry
- Large private courtyard
- Single lock-up garage plus additional parking space
- Split system air conditioning throughout

Situated in the vibrant bridges, this townhouse enjoys a prime location, mere steps away from Woolworths, ALDI, and the New Shopping Complex District for your needed retail therapy. Indulge in the diverse culinary scene, stay fit at local gyms, and enjoy the easy accessibility to Mawson Interchange, Uni SA, schools, parks, and playgrounds that define the charm of Mawson Lakes.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

## More About this Property

**Property ID** 4XAAFE8

**Property Type** Townhouse

### Rosemary Auricchio

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### LJ Hooker West Lakes | Henley Beach (08) 8347 3666

139 Tapleys Hill Road, SEATON SA 5023

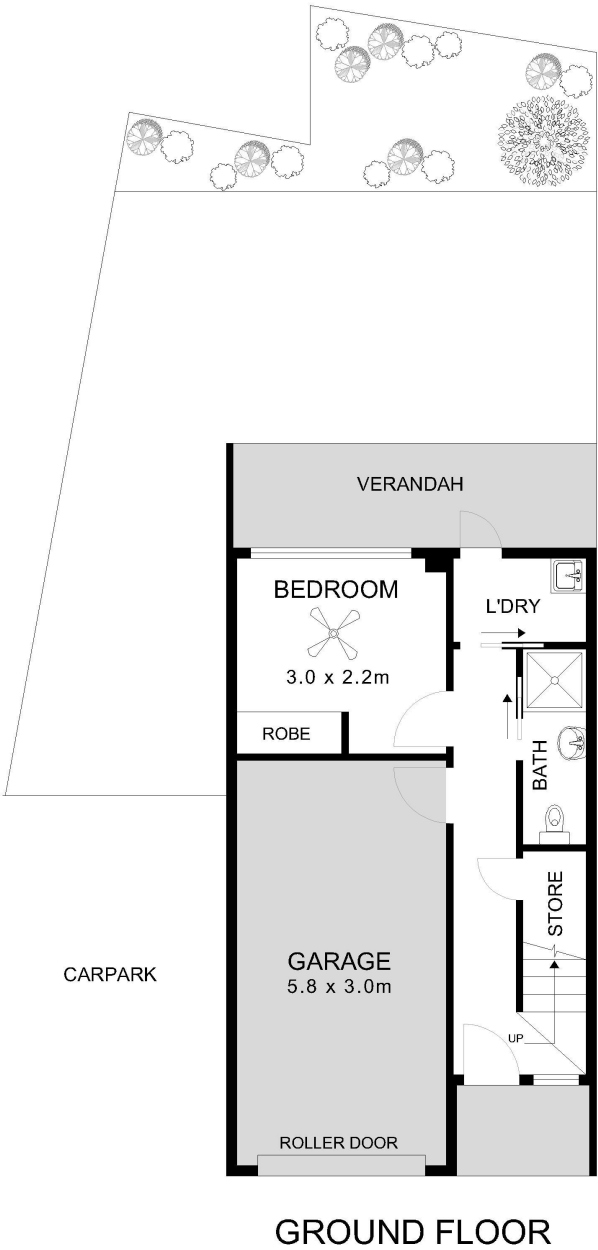
[westlakes.ljhooker.com.au](http://westlakes.ljhooker.com.au) | [westlakes@ljh.com.au](mailto:westlakes@ljh.com.au)



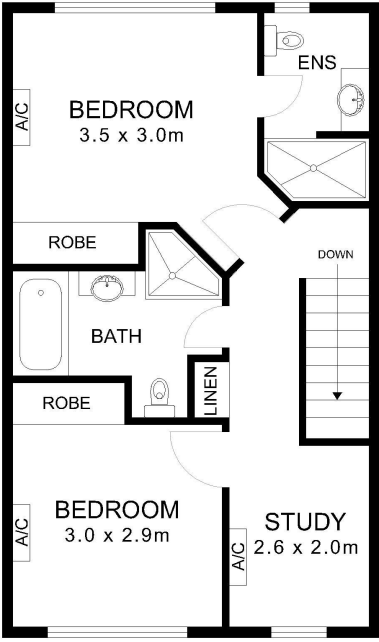
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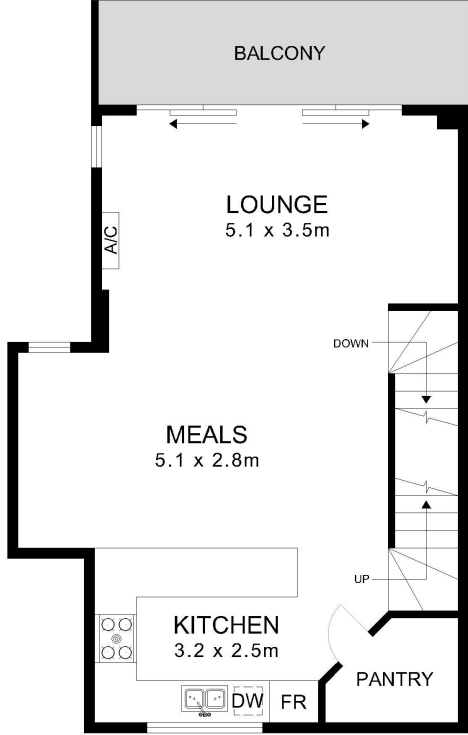
Approx Gross  
 Ground Floor = 23m<sup>2</sup>  
 First Floor = 48m<sup>2</sup>  
 Second Floor = 45m<sup>2</sup>  
 Garage = 17m<sup>2</sup>  
 Verandah = 8m<sup>2</sup>  
 Balcony = 8m<sup>2</sup>  
 Porch = 3m<sup>2</sup>  
 Total = 152m<sup>2</sup>



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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For illustrative purposes only. All measurements are approximate.



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