

## Mawson Lakes, 5/17 Euston Walk

Picturesque Location with Spectacular Views!

Superbly positioned with views over a waterway and just a short walk to shops, UNI SA, and the main restaurant/café precinct of Mawson Lakes is this modern two-bedroom townhouse!

Enjoy this super functional floorplan with open plan living all on the ground floor, with space to step out onto the private front gated courtyard. Such a picturesque location with spectacular views from the large upper balcony.

\* Currently Tenanted for \$490 per week on a fixed lease until 28/06/2025

\* Will become a periodic lease from 28/06/2025 at \$530 per week \*

Features you'll love about the home:

\* Two spacious bedrooms upstairs

\* Main bedroom with built in robe, split system air conditioning and access to balcony with

2 1 1

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/2BUAGJU](http://ljhooker.com.au/2BUAGJU)

**Contact**  
**Shaun Roberts**  
0435 367 534  
[shaunr@ljhsales.com.au](mailto:shaunr@ljhsales.com.au)



**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.

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**(08) 8289 6660**

views overlooking waterway

- \* Open plan family room, meals area and kitchen with split system air conditioning
- \* Modern kitchen with oven, gas cooktop and ample overhead cupboard space
- \* Entry courtyard to the front of the home
- \* European laundry downstairs
- \* Convenient second toilet and wash basin downstairs
- \* Carport with single auto roller door
- \* Low maintenance lifestyle
- \* Close to UNI SA and public transport

Close to all the local amenities that Mawson Lakes has to offer such as UNI SA, schooling, public transport, shopping, restaurants and cafes, there is something for everyone!  
Perfect for those looking to invest or those looking at enjoying a carefree low maintenance lifestyle.

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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

## More About this Property

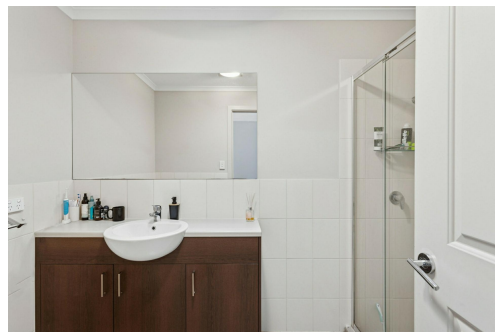
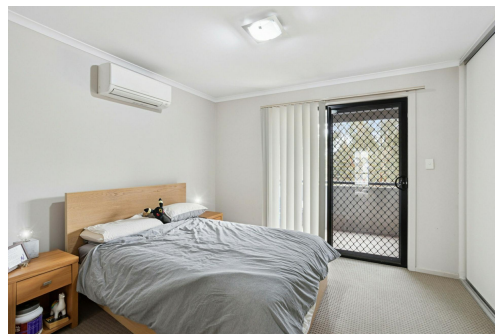
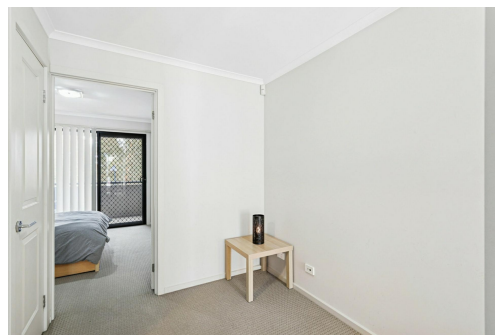
Property ID	2BUAGJU
Property Type	Unit
House Size	87 m2
Land Area	84 m2
Including	Air Conditioning Balcony Secure Parking Fully Fenced

**Shaun Roberts 0435 367 534**

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

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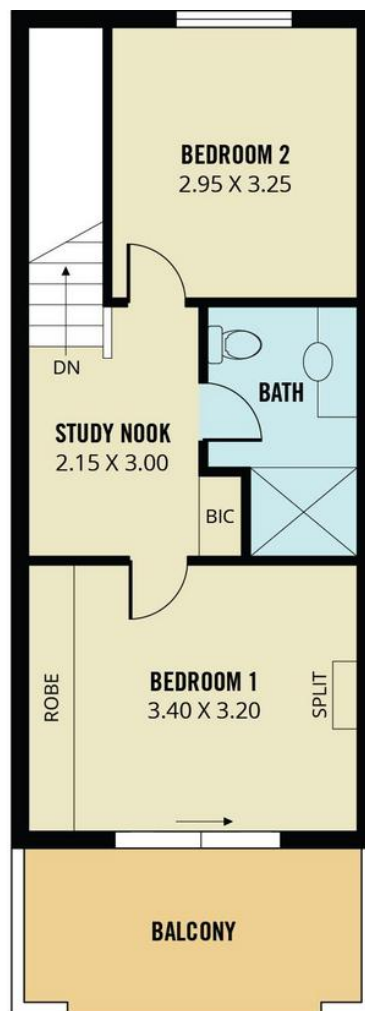
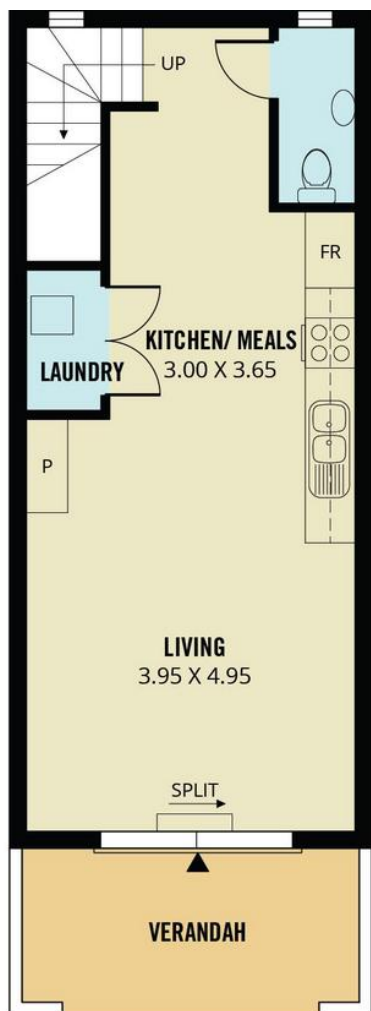
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## UPPER LEVEL



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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