

## Mawson Lakes, 9/270-272 Mawson Lakes Boulevard

Some of the Best Views in Mawson Lakes

With some of the best views Mawson Lakes, you'll love looking out over this tranquil setting with views over lakes and lush green reserves. A super convenient location, the home offers 2 spacious bedrooms, a living area both on the ground floor and upper level, two bathrooms and space for parking 2 vehicles.

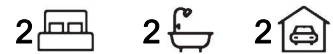
Currently vacant, allowing you to move in and begin enjoying all that Mawson Lakes has on offer including proximity to shops, restaurants, cafes and public transport!

Features Include:

- \* Two bedrooms both with built in robes, master bedroom with ensuite and balcony overlooking a park setting adjacent to the shearwater lake
- \* Open plan island kitchen with stone benchtop, stainless steel appliances and gas cooktop
- \* Meals area and family room with sliding access out to front reserve



**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**  
UNDER CONTRACT

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

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

**LJ Hooker Greenwith | Golden Grove**  
**| Mawson Lakes | Modbury**  
**(08) 8289 6660**

- \* Paved entertainment area in the backyard with additional under cover patio overlooking the reserve to the front of the home
- \* Ducted reverse cycle air conditioning
- \* Single automatic carport with additional carpark to the rear
- \* Upstairs living room
- \* Solar system to save you on your electricity bills
- \* Low maintenance lifestyle

A must to inspect, you're sure to fall in love with both the home and the location. Situated within a small group of townhouses overlooking Shearwater Lake, there is access via the rear to both parking and the home. Easy access to Montague Road and Main North Road for commuting to the Adelaide CBD.

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

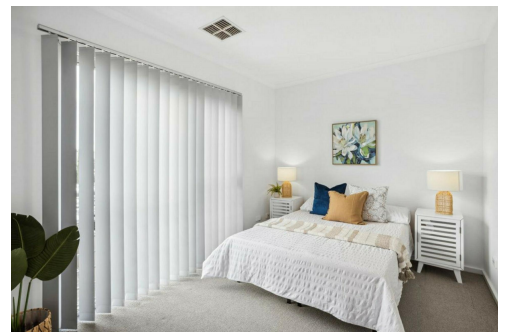
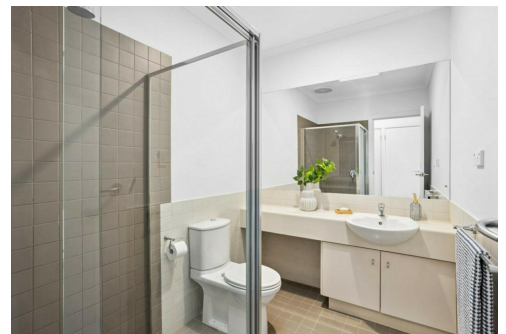
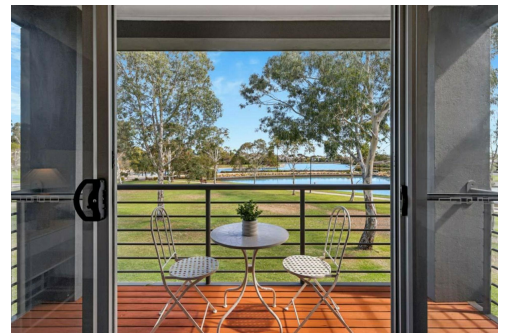
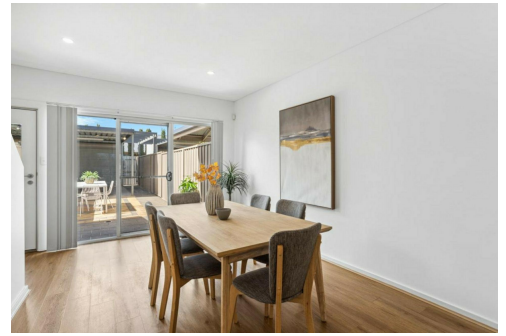
<b>Property ID</b>	2BNTGJU
<b>Property Type</b>	Unit
<b>Land Area</b>	142 m2
<b>Including</b>	Air Conditioning Courtyard Balcony Dishwasher Built-in-Robes Secure Parking Fully Fenced

**Shaun Roberts 0435 367 534**

Managing Partner | Sales Specialist | shaunr@ljhsales.com.au

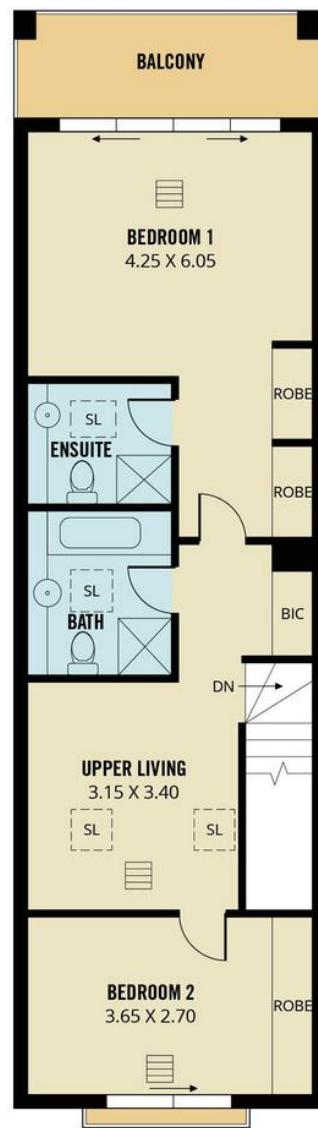
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**UPPER LEVEL**



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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