



Albert Park, 6/38 West Lakes Boulevard

A Hidden Gem Offering More Than You'd Expect

Offering low-maintenance living without compromising on space or comfort, this modern townhouse delivers generous proportions, functional design and contemporary comfort, making it an excellent opportunity for first-home buyers, young couples starting their homeownership journey, or investors looking for a quality addition to their portfolio.

Set back from the street, within a well-maintained group and designed for practical living, the home spans two light-filled levels. On the ground floor, you'll enjoy spacious open plan living, dining, and kitchen areas, all flowing effortlessly to an enclosed private courtyard with an established garden, perfect for a morning coffee or unwinding at the end of the day. The stylish kitchen is equipped with sleek stone benchtops, a double sink, gas cooktop, dishwasher, and ample storage, offering both functionality and flair for home cooking or entertaining.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation. The



For Sale
Contact Agent

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main bedroom serves as a true retreat with a built-in wardrobe, ensuite with floor to ceiling tiles, and private balcony. Bedrooms two and three include built-in wardrobes and share access to a centrally located family bathroom, while a separate upstairs retreat adds flexibility as a study, reading nook or second living area. Ceiling fans feature in all bedrooms for added comfort, and a separate downstairs toilet offers convenience for guests.

Further enhancing the appeal, this home features ducted reverse cycle air conditioning throughout, a generous over-sized laundry with stone benchtop, secure automatic lock up garage with internal access, and additional storage. Outdoors, the easy-care courtyard with its established garden bed provides a touch of greenery without the upkeep of a large yard.

Key Features:

- Three generous bedrooms, all with wardrobes and ceiling fans
- Main bedroom with built-in wardrobe, ensuite and private balcony
- Separate upstairs retreat/living space
- Open-plan living, dining and kitchen with sliding door to rear yard
- Stylish kitchen with stone benchtops, double sink, gas cooktop, dishwasher and ample storage
- Laundry with generous stone benchtop space and storage
- Two bathrooms plus additional toilet on lower level
- Ducted reverse cycle air conditioning throughout
- Secure garage with internal access and storage
- Private, low-maintenance courtyard with a small garden

Conveniently located close to Westfield West Lakes, Grange and Tennyson beaches, reserves, quality schools and public transport, this home presents a superb lifestyle opportunity in a vibrant, well-connected community.

Whether you're seeking your first home, downsizing from something larger, or investing in a quality property with excellent rental appeal, this home offers a stylish, low-maintenance solution in a location that continues to grow in popularity.

For further details, please contact Rosemary Auricchio on 0418 656 386 or Levi Prude on 0434 277 315

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 purchaser's 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



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More About this Property

Property ID	4ZJZFE8
Property Type	Townhouse
Including	Air Conditioning Ducted Cooling Ducted Heating Courtyard Dishwasher Built-in-Robes

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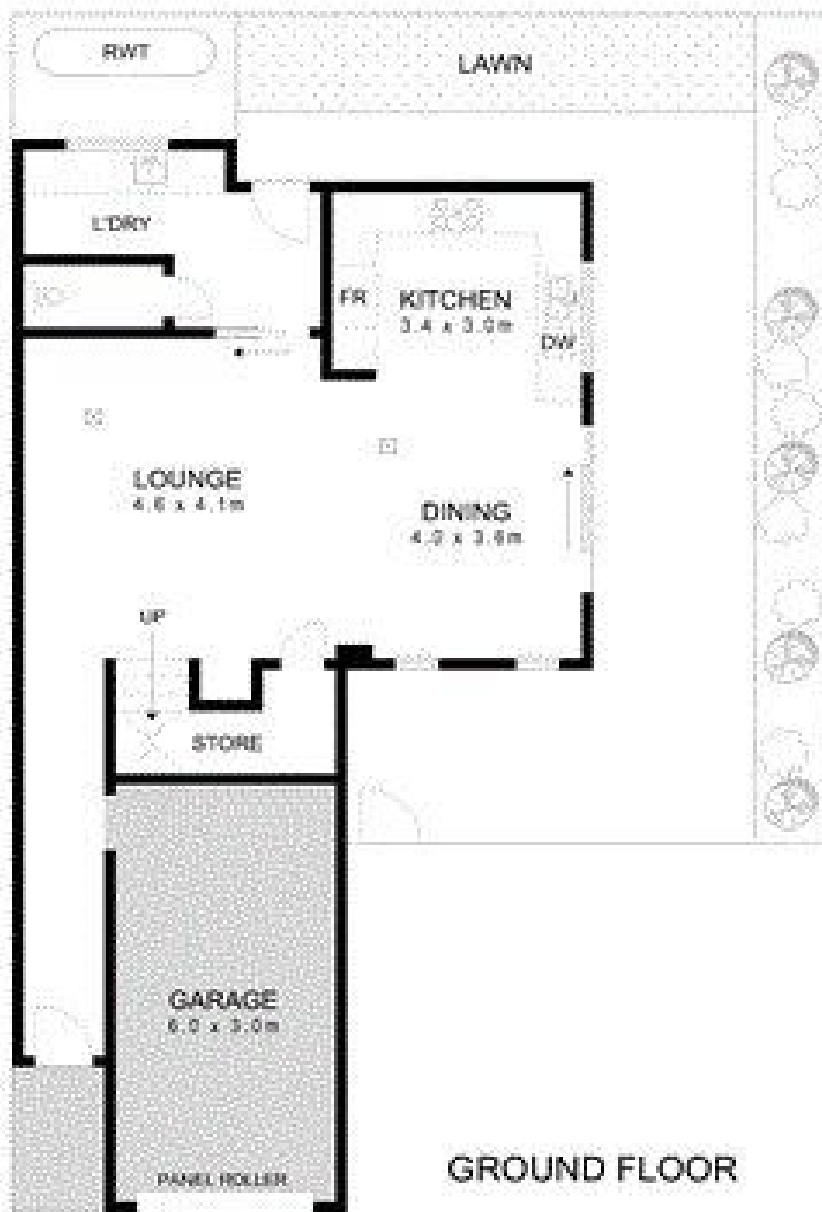
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GROUND FLOOR



FIRST FLOOR

Approx Gross
 Ground Floor = 75m²
 First Floor = 78m²
 Garage = 18m²
 Balcony = 8m²
 Porch = 3m²
 Total = 182m²

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