

West Beach, 46 West Beach Road

The Ultimate Location - Lush Reserve Landscapes & Only Minutes From The Beach!

Situated in the ever-popular suburb of West Beach, this property is ready for its next chapter. Perfect for downsizers, investors, or those seeking a relaxed lifestyle, this home is ideal for courtyard living and offers both tranquillity and convenience. The lush Barratt Reserve, directly opposite the property, provides a stunning natural backdrop and a fantastic space for outdoor activities, picnics, and relaxation. Whether you're looking to create your dream home or make a savvy investment, this is a rare opportunity to tap into the growing market in this sought-after location.

The home offers a spacious open-plan layout, with a generous living and dining area that's perfect for year-round entertaining. The kitchen features laminate benchtops, a gas cooktop, breakfast bar, and ample storage, providing plenty of potential to personalise. The master bedroom comes with an ensuite, built-in robes, and a ceiling fan for added comfort. The second bedroom is also generously sized with built-in robes. The main bathroom



For Sale

Under Contract - Similar Properties Wanted

View

ljhooker.com.au/4Z9SFE8

Contact

Nick Carpinelli

0403 347 849

nickc@ljhookerwestlakes.com.au

Rosemary Auricchio

0418 656 386

rosemarya@ljhookerwestlakes.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.

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

includes a bath and separate shower, offering a relaxing space to unwind. The laundry is equipped with good storage and external access. Throughout the home, ducted air conditioning ensures year-round comfort, while high ceilings in the lounge room create an open, airy feel. Plantation shutters enhance the home's charm, and an alfresco area off the living room opens to a secure, low-maintenance garden - ideal for enjoying outdoor living.

Property Highlights:

- Open plan layout offering spacious living and dining areas
- Kitchen includes laminate benchtops, gas cooktop, breakfast bar, and ample storage
- Master bedroom with ensuite, built-in robes, and ceiling fan
- Spacious second bedroom with built-in robes
- Main bathroom featuring a bath and separate shower
- Laundry with good storage and external access
- Ducted air conditioning throughout
- High ceilings in the lounge room, creating an airy atmosphere
- Plantation shutters for added charm
- Alfresco area off the living room, perfect for outdoor living
- Secure, low-maintenance garden ideal for pets or privacy

Located just across from Barratt Reserve and close to walking trails such as the popular Henley Beach and Patawalonga Creek. The home is also near quality schools including St. Michael's College and West Beach Primary School, with easy access to local shopping centres like Harbour Town Precinct and the cafes at Henley Beach. Plus, it's just minutes away from the West Beach Surf Life Saving Club, offering the perfect spot for a beachside lifestyle.

Take the first step towards your ideal home - contact Nick Carpinelli on 0403 347 849
Rosemary Auricchio on 0418 656 386 for more details.

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



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

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.

More About this Property

Property ID	4Z9SFE8
Property Type	House
Land Area	418 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Outdoor Entertaining Built-in-Robes Secure Parking Liveability

Nick Carpinelli 0403 347 849

Sales Representative | nickc@ljhookerwestlakes.com.au

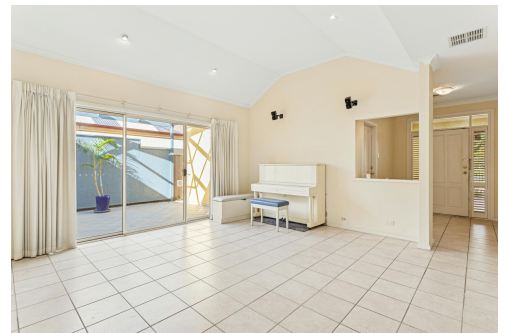
Rosemary Auricchio 0418 656 386

Sales Partner | rosemarya@ljhookerwestlakes.com.au

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

139 Tapleys Hill Road, SEATON SA 5023

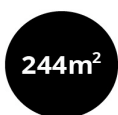
westlakes.ljhooker.com.au | hello@ljhookerwestlakes.com.au



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.

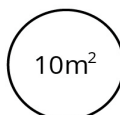
**LJ Hooker West Lakes | Henley Beach
(08) 8347 3666**



TOTAL



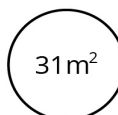
Living



Porch



Double Garage



Pergola/
Courtyard



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.

Produced by **The Fotobase Group**



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

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.