

## West Lakes, 105/69 Troubridge Drive

### Contemporary Coastal Living at 'The Grange'



**For Sale**  
\$529,000 - \$559,000

**View**  
[ljhooker.com.au/4Z8JFE8](http://ljhooker.com.au/4Z8JFE8)

**Contact**  
**Rosemary Auricchio**  
0418 656 386  
[rosemarya@ljhookerwestlakes.com.au](mailto:rosemarya@ljhookerwestlakes.com.au)

**Levi Proude**  
0434 277 315  
[levi@ljhookerwestlakes.com.au](mailto:levi@ljhookerwestlakes.com.au)

Embrace a lifestyle of ease and elegance in this modern one-bedroom apartment, superbly positioned within the exclusive 'The Grange' complex. Designed to complement a laid-back coastal lifestyle, this stunning home showcases contemporary interiors, quality finishes, and an effortless connection to beautiful outdoor spaces.

The sleek stone-benched kitchen flows effortlessly into the living and dining area, complete with timber flooring and bathed in natural light. Step out onto the private balcony, where you can relax with a morning coffee or unwind while enjoying stunning sunset tones.

#### What You'll Love:

- \* Well-appointed bedroom with built-in robes plus study
- \* Stylish kitchen featuring stone benchtop & premium appliances
- \* Open plan living & dining space with warm timber flooring
- \* Private balcony perfect for alfresco dining or relaxation



**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**

- \* Reverse cycle air conditioning ensuring year-round comfort
- \* Modern bathroom with contemporary finishes
- \* Secure undercover car space & storage area

Perfectly located moments from the shores of West Lakes, this home offers unparalleled access to beaches, scenic walking trails, and the vibrant shopping and dining precinct at Westfield West Lakes. Public transport, cafes, and everyday conveniences are all within easy reach, making this an exceptional opportunity for those seeking modern living in a prime location.

For more information about the property, please contact Rosemary Auricchio on 0418 656 386 or Levi Proude on 0434 277 315.

**Disclaimer:**

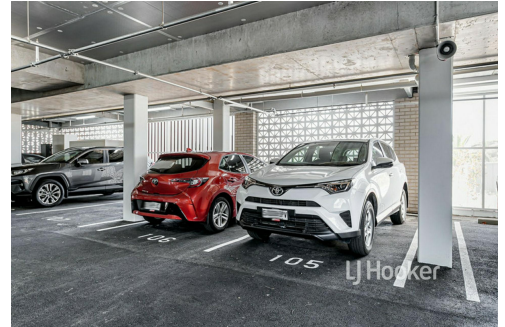
Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. 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

## More About this Property

<b>Property ID</b>	4Z8JFE8
<b>Property Type</b>	Apartment
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Balcony Secure Parking

**Rosemary Auricchio 0418 656 386**  
Sales Partner | [rosemarya@ljhookerwestlakes.com.au](mailto:rosemarya@ljhookerwestlakes.com.au)  
**Levi Proude 0434 277 315**  
Sales Representative | [levi@ljhookerwestlakes.com.au](mailto:levi@ljhookerwestlakes.com.au)

**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) | [hello@ljhookerwestlakes.com.au](mailto: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**