




3/242 Trimmer Parade, West Lakes

2  1  1 

Lakefront Apartment with Dual Balconies & Lifestyle Location

FOR SALE
\$730,000-\$760,000

AGENTS

Jarad Henry
0418 842 701
jarad@ljhglenelgbrighton.com.au

Debbie Mundy
0401 597 482
debbie@ljhglenelgbrighton.com.au

AGENCY

LJ Hooker Glenelg | Brighton
(08) 8294 6000

Positioned on the upper floor with sweeping views down the lake, this 2 bedroom apartment offers a rare opportunity to secure an enviable lifestyle just moments from the beach, cafes, restaurants and shopping.

The spacious floor plan features a light filled open plan lounge and dining area that flows seamlessly to a private balcony overlooking the water - perfect for relaxing or entertaining. A second rear balcony provides additional outdoor space, ideal for gatherings with family and friends.

The main bedroom includes a generous walk through robe, while the second bedroom is fitted with a built in robe. A two-way bathroom adds further functionality and the home is complete with a secure lock up garage featuring an auto roller door.

Residents also enjoy exclusive access to the complex pool area during the warmer months.

Live the lakefront lifestyle you've been waiting for, the opportunity is right here!

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**

The property is currently tenanted on a periodic agreement at \$570.00 per week.

To submit an offer on this property visit this link:
<https://prop.ps/M3X1SkxkUbYX>

Property Details:

Council: City of Charles Sturt
Council Rates: \$1389.05 pa
SA Water: \$176.30 pq
Strata Fees: \$1500.00 pq
House Size: 99 sqm (approx)
Year Built: 1978

For further information please contact Jarad Henry or Debbie Mundy.

Visit glenelgbrighton.ljhooker.com.au to view other LJ Hooker Glenelg | Brighton Listings.

Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement.

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.

RLA 182909

MORE DETAILS

| | |
|---------------|-----------|
| Property ID | MUKGW0 |
| Property Type | Apartment |
| House Size | 99 m2 |

Jarad Henry 0418 842 701

Principal | Auctioneer | Sales Consultant |
jarad@ljhglenelgbrighton.com.au

Debbie Mundy 0401 597 482

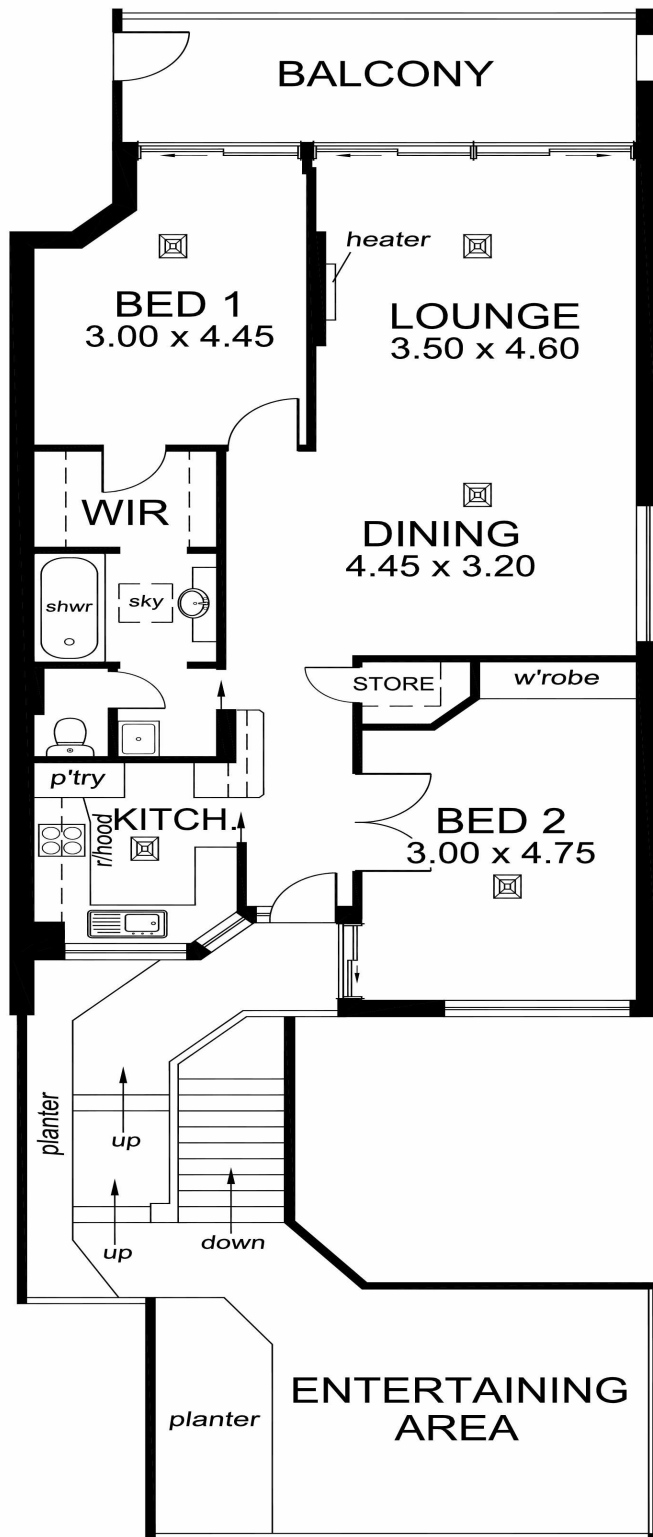
Co-Agent to Jarad Henry | debbie@ljhglenelgbrighton.com.au

LJ Hooker Glenelg | Brighton (08) 8294 6000

76 Oaklands Road, SOMERTON PARK SA 5044

glenelgbrighton.ljhooker.com.au | rebecca@ljhglenelgbrighton.com.au





LOWER LEVEL

| | |
|--------------------|-------------------------------|
| TOTAL AREA: | 99.72m ² /10.72sqs |
| (Estimate only) | (incl. balcony) |

This drawing is for illustration purposes only.
All measurements are approximate only and information
intended to be relied upon should be independently verified.