



West Lakes, 12 Martinique Court

Immaculate One Owner Home - Prime Lakeside Location

Auction Location: On Site

Discover a beautifully maintained single-storey home nestled in a quiet cul-de-sac only 50m to the lake, offering an ideal setting for those seeking a spacious family size block. With one caring owner since new, this residence has been loved and meticulously kept, presenting a wonderful opportunity for buyers looking for a move-in-ready property with warmth and charm.

Offering a versatile and flexible floorplan, this home provides the perfect foundation to add your personal touch and create space that suits your lifestyle. Situated on a generously sized allotment of 821sqm (approx.), with plenty of room to adapt and customise, you can enjoy a home that truly reflects your style and needs.

The interior welcomes you with a formal lounge and dining area, setting the tone for



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SOLD



For Sale
Auction

View
ljhooker.com.au/4YGWFE8

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comfortable living. The well-appointed kitchen, complete with quality finishes, flows seamlessly into an open family room, perfect for relaxed gatherings. Glass sliding doors connect the family area to an expansive undercover entertaining pergola, fitted with enclosed blinds for year-round comfort and providing a lovely transition from indoor to outdoor living.

Step outside to a generously sized, fully enclosed back garden that promises endless play opportunities for children and a safe haven for pets.

Key Highlights:

- Solid brick, single storey home on 821sqm (approx.) block
- Formal lounge and dining with open fireplace
- Open plan kitchen and family room
- Updated kitchen with gas cooktop, pura tap and ample bench and storage cupboards
- Main bedroom with walk-in wardrobe, ceiling fan and renovated ensuite with stone top vanity and floor to ceiling tiling
- Bedrooms 2 and 3 with mirrored built-in wardrobes, ceiling fans and new windows
- 3-way main bathroom with stone top vanity, separate bath and shower with floor to ceiling tiling
- Generous outdoor pergola with cafe blinds, perfect for year-round entertaining
- North-facing rear lawn with lush, established gardens with two tool sheds for additional storage
- Automatic double tandem lock up garage with drive thru access to the rear yard
- Additional off-street parking for multiple vehicles including room for boat, trailer and caravan
- Easy care artificial lawn in front and back
- Ducted reverse cycle air conditioning
- Floorboards
- 2kW solar panels
- Double-glazed windows
- Roller shutters

Located in a peaceful lakeside setting, this home offers a lifestyle that combines tranquility with convenience. Enjoy a prime location surrounded by excellent amenities that cater to an active and family-friendly lifestyle.

Just moments away, you'll find basketball and tennis courts, perfect for sports enthusiasts, along with a nearby playground where children can play and explore. Take a short stroll to Westfield West Lakes, where you'll find a range of shopping, dining, and entertainment options, while beach lovers can enjoy Tennyson Beach just minutes away. With easy access to public transport, commuting to the city is a breeze, making this property a perfect haven for those who value lifestyle and location.

For more information about the property, please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

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



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the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers 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

Property ID	4YGWFE8
Property Type	House
Land Area	821 m ²
Including	Air Conditioning Fire Place Courtyard Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Remote Garage

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

Approx Gross
 Living = 162m²
 Garage = 35m²
 Pergola = 69m²
 Porch = 14m²
 Total = 280m²