



West Lakes, 13 Bali Court

Come Home To Versatile, Tranquil & Easy Living on Bali

Auction Location: On Site

Serene living is promised on the coveted Delfin Island with this hidden gem that awaits those who seek a harmonious blend of serenity and entertainment. Tucked away at the end of a quiet cul-de-sac, this residence offers more than just a home; it's an invitation to a lifestyle. Whether you fancy a serene stroll to the picturesque lake or a spirited game of tennis at the adjacent community tennis court, this hidden gem caters to diverse preferences.

Providing easy living for families and entertainers who prefer a lock-up and leave lifestyle, 13 Bali offers an extended and tranquil oasis on a large 462m² (approx.)

3 2 2

For Sale

Auction | Thurs 15th Feb at 6pm On Site (USP)

View

ljhooker.com.au/4XG6FE8

Contact

Rosemary Auricchio

0418 656 386

rosemarya@ljhookerwestlakes.com.au

Nick Carpinelli

0403 347 849

nickc@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

block.

The peaceful retreat unfolds across three bedrooms, with an ensuite that enhances the main bedroom's allure, complimented by generous walk-in robes for both the master and second bedroom.

Centrally located is the open-plan kitchen, the heart of the home that is adorned by granite benchtops, ample storage, stainless steel appliances, dishwasher, a space perfect for the aspiring chef.

Comfort continues outside as you step out to your expansive pitched pergola and alfresco area—the perfect entertaining space to host gatherings or to simply unwind with loved ones.

Features You'll Love:

- Light and bright open plan living area
- Spacious kitchen with granite benchtops, gas cooking, dishwasher and storage space
- Main bedroom with walk-in wardrobe, ceiling fan and fully tiled renovated ensuite
- Bedroom 2 with walk-in wardrobe
- Bedroom 3 with built-in wardrobe
- Expansive pitched pergola and paved alfresco area
- Enclosed rear yard with shed
- Double garage with automatic roller door and additional off-street parking
- Ducted reverse cycle air conditioning and gas heating

The perfect peaceful West Lakes lifestyle: Located near Tennyson and local beaches, the perfect getaway for you awaits paired with convenience like no other. Westfield West Lakes major shopping centre stands four minutes away with cafes, restaurants and wellness centres surrounding this prime location. Have all that plus the Community Tennis & Basketball courts, nearby park reserves for your daily walks, Bartley Tavern, Bartley Foodland, Bartley Medical Centre and various golf courses all for your enjoyment right at your fingertips.

For more information, 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 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



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**

More About this Property

Property ID 4XG6FE8

Property Type House

Rosemary Auricchio 0418 656 386

Sales Partner | rosemarya@ljhookerwestlakes.com.au

Nick Carpinelli 0403 347 849

Sales Representative | nickc@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



Approx Gross
 Living = 120m²
 Garage = 34m²
 Alfresco = 32m²
 Porch = 2m²
 Total = 188m²

13 Bali Court West Lakes

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