







15 Norman Road, West Lakes

Space, Comfort and Uninterrupted Golf Course Views

Wake up to uninterrupted views across the Grange Golf Course, with the picturesque fairways providing a beautiful outlook from all three levels of this spacious home. Designed to make the most of its setting, floor-to-ceiling windows capture the views and allow natural light to flow throughout. High ceilings and light decor enhance the sense of space, creating a bright and inviting atmosphere. Enjoy your morning coffee overlooking the fairways, entertain family and friends on the rooftop terrace or unwind as the sun sets over the golf course. With the lake, beautiful beaches and everything the WEST lifestyle has to offer just moments away, this home offers quality living in a sought-after location.

Property Features:

- Three levels of living with two living areas
- Unique Rooftop terrace with uninterrupted views
- Generous living and dining area with fireplace, floor to ceiling windows leading into balcony with space to entertain
- Kitchen spacious stone benchtops, breakfast bar and double undermount sink, Miele appliances with 900mm gas stovetop, two ovens, including a pyrolytic oven, dishwasher and water filter
- Walk-in pantry with additional storage, stone benchtops and space

3 2 2

FOR SALE
Offers Closing 7th December @ 6pm USP

VIEW
Sat 21st Nov @ 10:30AM - 11:00AM

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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.

for appliances
- Flexible second living area or dedicated office with views
- Three spacious bedrooms
- North facing main bedroom with mirrored built-in wardrobe, ceiling fan, private balcony and ensuite with his and her stone-top floating vanity, floor to ceiling tiles, shower and toilet
- Bedrooms 2 and 3 with built-in wardrobes and access to outdoors
- Main bathroom with bath, stone-top floating vanity, floor to ceiling tiles, shower and toilet
- Laundry with storage
- Additional powder room with basin for convenience
- Ducted reverse-cycle air conditioning
- Automatic single garage with storage space
- Additional open car space
- Engineered timber floorboards
- Ash timber staircase to terrace
- Security alarm
- Landscaped and established gardens

Enjoy being front row to the Grange Golf Course, with the lake, walking trails and enjoy everyday conveniences, leisure and coastal living all within easy reach. Westfield West Lakes, Aldi, the Mosaic Hotel, Lakes Resort, local cafes, medical services and everyday amenities nearby. Families will appreciate access to quality schools including St Michael's College, Henley High School and Star of the Sea School, while commuters will love having the West Lakes Bus Interchange close by for easy access into the city. With Grange, Henley Beach and Semaphore all only a short drive away, this is a premium address offering the perfect blend of golf course luxury, lakeside convenience and coastal lifestyle.

For further information please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 84.

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

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MORE DETAILS

Property ID	5120FE8
Property Type	House
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (3)
	Alarm
	Courtyard
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Fully Fenced
	Liveability











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Internal 183m²

External 45m²

Total 228m²

This drawing is intended for illustrative purposes only. While every effort has been made to ensure accuracy, all measurements are approximate and should be independently verified before being relied upon.

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LJ Hooker