



West Lakes, 15a Allerdice Court

Stylish, Spacious & Just Moments from the Water

Perfectly positioned just 150m from the water's edge, this stunning Torrens Title residence offers the ultimate blend of style, comfort, and convenience in the sought-after Delfin Island enclave. Designed for effortless living and entertaining, this home delivers low-maintenance luxury without compromising on space or sophistication.

Step inside to a versatile floorplan that caters to both formal and casual living, where high ceilings and a neutral palette create an inviting sense of openness and warmth. The gourmet granite kitchen-complete with a 900mm gas cooktop, breakfast bar, and quality stainless steel appliances-flows seamlessly into the outdoor entertaining area, making it perfect for both intimate gatherings and larger celebrations.

Designed with both families and downsizers in mind, the ground-floor master suite is a true retreat, offering built-in robes, a ceiling fan, and a private ensuite. Upstairs, two additional bedrooms with built-in robes are complemented by a study nook or retreat space, ensuring



For Sale
\$1,199,000 - \$1,269,000

View
ljhooker.com.au/4YVQFE8

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flexibility for growing families, guests, or a home office setup.

Features To Love:

- * Formal living and dining room
- * Open plan meals, lounge and kitchen area with direct access to outdoor courtyard
- * Well-equipped spacious kitchen with granite benchtops, 900mm gas cooktop, stainless steel appliances, dishwasher, pantry and breakfast bar
- * Main bedroom on the ground floor with built-in wardrobes, ceiling fan and ensuite
- * Upstairs family / study retreat
- * Bedroom 2 & 3 with built-in wardrobes
- * Two-way main bathroom with separate bath and shower
- * Guest powder room on the lower level
- * Outdoor pergola with automatic cafe blinds
- * Automatic double lock up garage with internal and drive thru access
- * Additional off-street parking
- * Ducted reverse cycle air-conditioning
- * Low-maintenance manicured gardens
- * Roller shutters
- * 14 high quality & cost- efficient solar panels

Embrace the best of lakeside living, with walking trails, parks, and tennis courts just moments from your doorstep. Enjoy the convenience of being within easy reach of Westfield West Lakes, public transport, and quality schools, all while relishing the peaceful surroundings of this prestigious waterfront community. Whether it's weekend strolls by the lake, shopping at nearby precincts, or indulging in local cafés and restaurants, this location delivers lifestyle and convenience in perfect harmony.

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 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



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More About this Property

Property ID	4YVQFE8
Property Type	House
Including	Ensuite Study Air Conditioning Dishwasher Secure Parking Solar Panels

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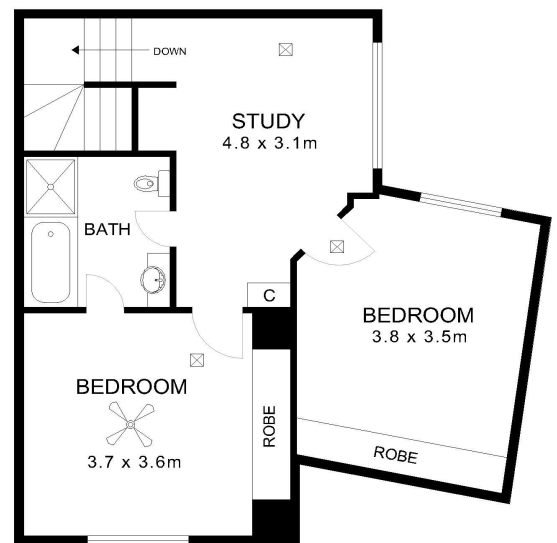
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GROUND FLOOR

Approx Gross
 Ground Floor = 114m²
 First Floor = 56m²
 Double Garage = 30m²
 Pergola = 40m²
 Porch = 15m²
 Total = 255m²



FIRST FLOOR

15a Allerdice Ct West Lakes

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