






18 Hoylake Crescent, West Lakes

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A Family Home with Space, Comfort, and Endless Potential

Nestled in the peaceful heart of West Lakes, this solid brick home offers the perfect balance of space, comfort, and potential. Featuring three spacious bedrooms with the added flexibility of a fourth bedroom or study, this home is designed to adapt to your needs, whether you're a growing family or seeking room for a home office. The generous living areas, paired with a lovely outdoor space, create an inviting atmosphere for both everyday living and entertaining. Step outside to enjoy the large heated swimming pool, ideal for relaxing or hosting friends year-round. The shaded area at the front provides lake views and a quiet spot to enjoy a morning coffee or unwind in the afternoon. Designed with convenience in mind, this home was renovated 5 years ago and combines functionality and style, making it an excellent choice for those looking for a family-friendly property with long-term value.

Property Features:

- Solid brick construction
- Separate front lounge area
- Dining space seamlessly positioned next to the kitchen
- Spacious family room, perfect for family time or entertaining
- Well-maintained kitchen with SMEG electric cooktop & pyrolytic

FOR SALE

Sold at Auction

AGENTS

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AGENCY

LJ Hooker West Lakes | Henley Beach

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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.

 **LJ Hooker**

self cleaning oven, JAG -cabinetry, double sink, pura tap, and breakfast bar

- Main bedroom with walk-in wardrobe and contemporary ensuite
- 3 spacious bedrooms, all with built-in wardrobes and ceiling fans
- Additional 4th bedroom or study
- Three-way contemporary main bathroom with separate bath, shower and toilet
- European style laundry with ample storage
- New Daikin inverter ducted reverse cycle air conditioning throughout for year-round comfort
- 1.5kW solar panels
- Pergola and shaded outdoor entertaining areas
- Large heated swimming pool for all year-round use
- Oversized automatic lock up garage, portion currently used as a home office and can be converted back into double garage
- Additional carport space for extra parking
- Secure rear yard
- Very low maintenance garden
- 8k litre rainwater tank connected for household use

Located in a highly sought-after neighbourhood, this home offers the perfect balance of convenience and lifestyle. West Lakes Shopping Centre, with a large variety of medical and allied health facilities, fitness centres, shops, restaurants and cafes is only 1.2km away.

For families local schools include Grange Primary School (zoned), West Lakes Shore Primary School, Westport Primary School, and Seaton High School. For outdoor enthusiasts the Grange Recreation Reserve (500 metres), Birkdale Reserve, Bartley Reserve, and other local parks offer plenty of green space for relaxation and recreation. The lake is 100 metres away, Tennyson Beach 1km away and The Grange Golf Club 2.3km away.

Public transport is extensive with the nearest bus stop 80 metres away providing connections to West Lakes Shopping Centre, Adelaide CBD and surrounding suburbs. The Grange Train Station 2km away and Adelaide Airport 9.5km away.

For further information please contact Rosemary Auricchio on 0418 656 386 or Levi Proude on 0434 277 315.

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

Please note images may have been digitally or AI enhanced for illustrative purposes only.

MORE DETAILS

Property ID 50H6FE8
Property Type House
Land Area 653 m2
Including Study
Air Conditioning
Ducted Cooling
Ducted Heating
Toilets (2)
Pool
Courtyard
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Solar Panels

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