



22 Lochside Drive, West Lakes

Solid Spacious Family Home on Generous Allotment

True single level living is a rare find, offering generous space and a welcoming environment for the whole family. With a spacious layout and an outdoor area with sparkling pool this home is designed to bring people together, making it perfect for family living and entertaining. Ideally positioned just moments from the lake and West Lakes Golf Club this home combines a relaxed lifestyle with the perfect setting for family gatherings and recreation. Providing potential for future growth and investment. Ideal for those seeking a family-friendly space, this property also appeals to developers looking to capitalise on the location with a frontage of approx. 24 metres (STCC).

Property Features:

- Generous allotment of 706m2 with frontage of 24 metres (approx)
- Solid double brick family home
- Wide and welcoming entry hall
- Open living with spacious lounge with gas heater and formal dining
- Kitchen with extensive storage, 900ml gas cooktop, oven, Miele dishwasher, Puratap and skylight.
- Spacious semi-enclosed alfresco entertaining area with wall heater
- Outdoor inground pool
- Cabana undercover area adjacent to pool

4 2 4

FOR SALE
$1,495,000 - $1,550,000

VIEW
Sat 31st Oct @ 9:15AM - 9:45AM

AGENTS

Rosemary Auricchio
0418 656 386
rosemarya@ljhookerwestlakes.com.au

Nick Carpinelli
0403 347 849
nickc@ljhookerwestlakes.com.au

AGENCY

LJ Hooker West Lakes | Henley Beach
(08) 8347 3666

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.

- 4 generously sized bedrooms
- Main bedroom with walk-in wardrobe, ceiling fan and updated ensuite with floating vanity, floor to celing tiles, shower and toilet
- Bedroom 2 & 3 with built-in wardrobes
- Bedroom 4 with built-in wardrobe
- Main bathroom with floating vanity, bath, floor to ceiling tiles and frameless shower
- Separate Toilet
- Laundry with optional second kitchenette
- Additional indoor storage room
- Secure double automatic garage and additional off-street parking
- Extensive semi-enclosed utility/storage area
- Ducted reverse cycle air conditioning
- Solar Panels
- Timber floorboards and tiled floors throughout
- Fully enclosed back yard and established gardens

This home places everyday convenience, leisure and coastal living all within easy reach. Enjoy being front row to the Grange Golf Course, with the lake, walking trails, 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

Please note some images have been digitally enhanced or virtually staged for illustration.

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.

MORE DETAILS

Property ID	50SGFE8
Property Type	House
Land Area	706 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Dishwasher
	Floorboards
	Built-in-Robes
	Fully Fenced
	Liveability

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



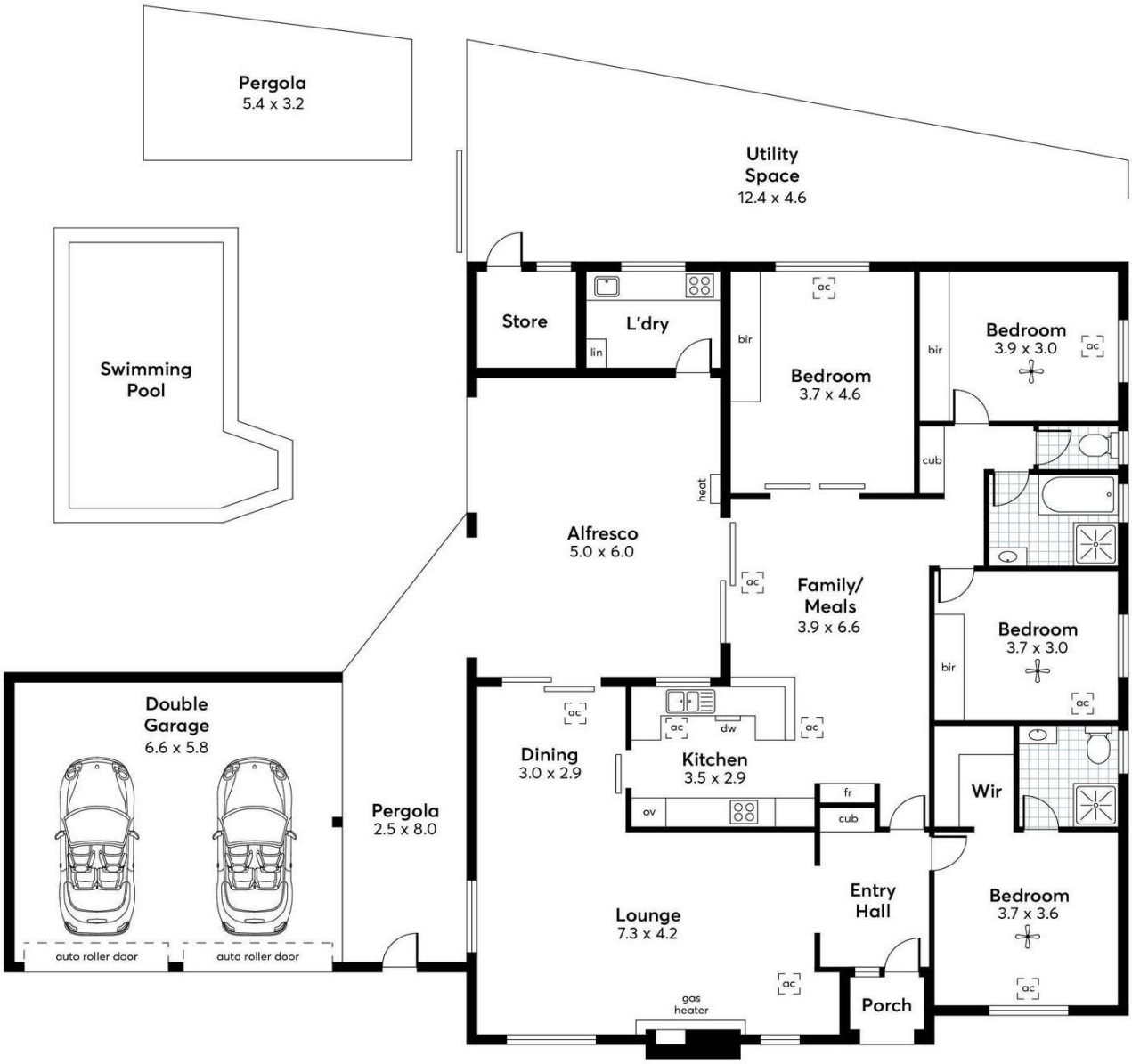








All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



Area (estimate only)

Living	176.44 m²
Garage	38.28 m²
Utility Space	42.78 m²
Alfresco	30.00 m²
Pergolas	31.14 m²
Porch	2.10 m²
Total	320.74 m²

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. RLA 226409.

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.