

24 Marsden Street, West Lakes


## Low Maintenance Living with Lifestyle Appeal

A beautifully presented home within the sought after community of the West Development, filled with natural light and thoughtfully designed for modern living. This two storey, Torrens Title home offers a spacious, practical, and low maintenance lifestyle in the heart of West Lakes. The smart kitchen design includes a breakfast bar, perfect for casual dining. The kitchen moves into an open plan layout, seamlessly connecting the living and dining areas, creating a comfortable and versatile space for everyday living.

With quality finishes throughout and a private undercover outdoor area to enjoy, this is an ideal choice for buyers looking to simply move in and enjoy, with nothing further to do.

### Property Features:

- Torrens Title home
- Open-plan living, dining and kitchen area
- Modern kitchen with stainless steel appliances, gas cooktop, oven, dishwasher and island bench
- Three generously sized bedrooms, all with built in wardrobes
- Bedrooms one and two featuring private balconies
- Main bathroom with double vanity, bath and shower

3  1  1 

### FOR SALE

Sold Prior To Auction

### AGENTS

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### 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.

 **LJ Hooker**

- Additional toilet downstairs
- Laundry with bench space and ample storage
- Ducted reverse cycle air conditioning throughout, along with a fan in bedroom one.
- Decked verandah providing a low maintenance undercover entertaining space
- Single garage with internal access and automatic roller door

West Lakes is a well established suburb offering a practical and enjoyable lifestyle supported by a wide range of local amenities. The area is well serviced by local schools including West Lakes Shore School, Westport Primary School and Seaton High School. West Lakes Shopping Centre and ALDI are within walking distance and provide supermarkets, specialty stores, cafes and entertainment. Residents enjoy close proximity to West Lakes Shore Reserve, Bartley Reserve and Delfin Island Reserve, offering walking trails, open green spaces and recreational areas ideal for everyday enjoyment. Public transport options are easily accessible, offering convenient connections to the Adelaide CBD and surrounding suburbs.

For further 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 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

**MORE DETAILS**

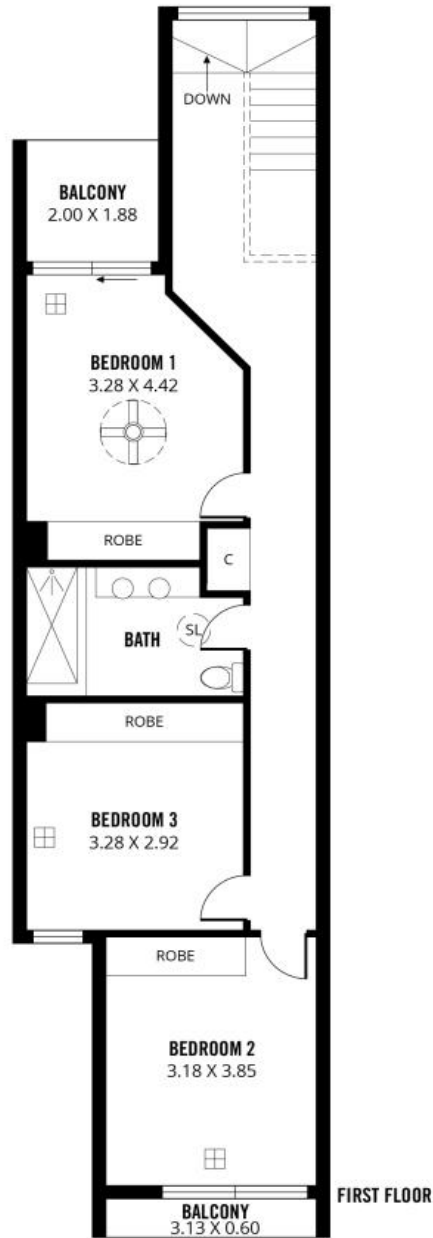
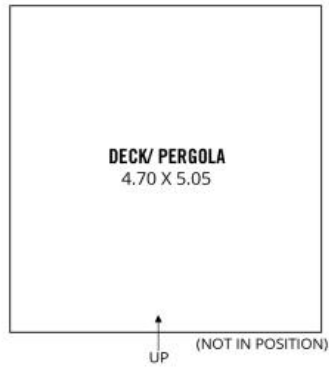
Property ID	505PFE8
Property Type	House
Including	Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Courtyard Balcony Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Remote Garage Liveability

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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