

25 Norman Road, West Lakes

Bespoke Design for Luxury Living and Direct Golf Course Views

An exceptional statement in luxury living, this beautifully built high-end residence has been designed to impress at every level. Set across 3 levels and capturing stunning views over the Grange Golf Course, the home combines architectural style with premium custom finishes throughout. The exclusive rooftop deck is a true standout, offering the perfect place to soak in the extensive views, entertain family and friends, or simply relax and enjoy the lifestyle this remarkable setting provides. Expansive floor-to-ceiling windows fill the interiors with natural light, while multiple outdoor living zones, including private terraces and garden spaces, create a home that feels refined, spacious and beautifully connected to its surroundings. A rare opportunity to enjoy a premium recreational and coastal lifestyle in an outstanding golf course position.

Designed with space, exclusive living and lifestyle at the forefront, this is a remarkable opportunity for golf lovers, families of all sizes, couples, retirees and investors seeking luxury in an exclusive front-row position to the Grange Golf Course.

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FOR SALE

Offers Closing 22nd June 12pm (USP)

VIEW

Sat 6th Jun @ 11:00AM - 11:30AM

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.



Property Features:

- Newly built 3 level home with direct golf course views
- High 3 metre ceilings to the main living area with square set corners
- Exceptionally high quality fixtures and flooring throughout
- 4 bedroom home with 2 living areas
- Multiple outdoor areas for relaxed living

Ground Floor

- Second living area with direct gated courtyard access
- 3 generously sized bedrooms with natural light from courtyard
- Bedrooms 2 & 3 with built-in robes and ceiling fans
- Bedroom 2 with private ensuite with stone top vanity and frameless shower
- Bedroom 3 with direct access to courtyard
- Bedroom 4 with walk in robe
- Main bathroom with frameless shower with rain head and floating stone-top vanity
- Large ground floor laundry with stone benchtops, full sized sink and overhead cupboards
- Spacious storage/mudroom
- Linen Cupboard

First Floor - Main Living

- Outdoor terrace overlooking the golf course
- Spacious and contemporary open-plan lounge and dining area with contemporary feature ceiling fan and floor to ceiling windows
- Built-in TV cabinetry with LED lighting
- Stunning kitchen with breakfast bar, stone benchtops, glass splashback, undermount sink and extensive storage. Miele 900mm induction cooktop and Miele dual ovens, including 1 with a pyrolytic feature
- Integrated Samsung fridge
- Walk in Butler's pantry with stone top, full sized sink, shelving and storage
- Walk-in pantry with shelving and additional storage
- Open living leads out seamlessly to terrace overlooking the golf course
- Double-sized main bedroom with glass sliding doors to a private terrace
- Main bedroom with ceiling fan and built-in wardrobe
- Ensuite with floor-to-ceiling tiles, separate bath, frameless shower with rain head, floating stone-top vanity and mirrored storage cupboards
- Main bedroom leads into private balcony terrace with pergola
- Guest powder room with floating stone-top vanity

Second Floor (Rooftop)

- Rooftop Deck with spectacular views overlooking the golf course
- Open-Close Outdoor roof system with automatic louvres and cafe blinds
- LED Lighting with Water feature/fountain
- Additional storage room on second floor

Additional Property Features

- Ducted reverse cycle air conditioning throughout
- Automatic double garage with workbench
- Solar panels (6KW) with battery 10KW)
- Double glazing to doors & windows
- Tinting to north & west facing windows
- Frosting to downstairs doors (privacy)
- Plantation blinds on selected windows
- Solid timber internal doors
- Engineered timber floorboards
- 6 security cameras
- Security screen doors

- Digital locks to gate and main entrance door with Ring video doorbells/intercom system

Perfectly positioned in one of West Lakes' most desirable lifestyle locations, 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 347 849.

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

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

MORE DETAILS

Property ID 50P3FE8
Property Type House
Including Study
Air Conditioning
Ducted Cooling
Ducted Heating
Toilets (4)
Alarm
Intercom
Courtyard
Balcony
Deck
Gym
Dishwasher
Outdoor Entertaining
Floorboards
Built-in-Robes
Fully Fenced
Remote Garage
Solar Panels
Water Tank
Liveability

Rosemary Auricchio 0418 656 386

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Nick Carpinelli 0403 347 849

Sales Representative | nickc@ljhookerwestlakes.com.au

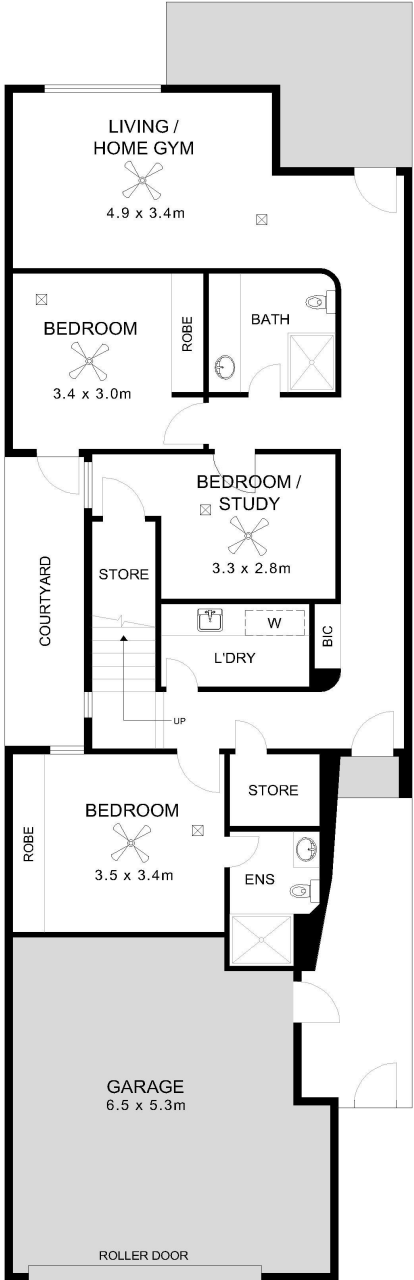
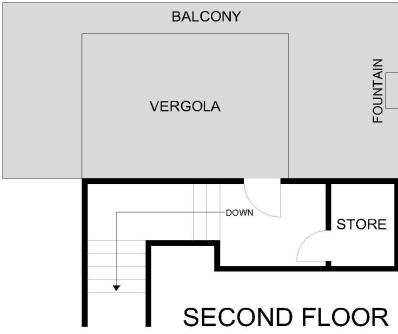
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139 Tapleys Hill Road, SEATON SA 5023

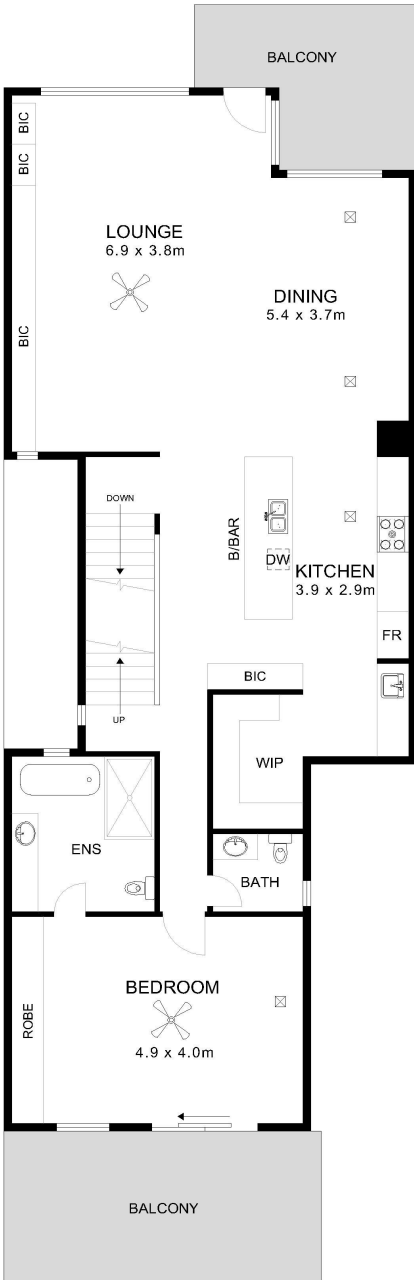
westlakes.ljhooker.com.au | hello@ljhookerwestlakes.com.au



Approx Gross
 Ground Floor = 102m²
 First Floor = 123m²
 Second Floor = 8m²
 Garage = 36m²
 Balcony = 43m²
 Vergola = 11m²
 Porch = 11m²
 Total = 334m²



GROUND FLOOR



FIRST FLOOR

25 Norman Road West Lakes

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

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