



## West Lakes, 35 Saltbush Lane

### Refined Townhouse Living with Serene Reserve Views

Situated in the exclusive West development, this Torrens Title contemporary two-level townhouse offers a practical and low-maintenance lifestyle just moments from the lake. With a streamlined floorplan, reserve-facing views, and quality finishes throughout, this home is well-suited to first home buyers, investors, and downsizers looking for a peaceful, well-connected address.

Designed with everyday convenience in mind, the property features a combined lounge and dining area with the kitchen centrally positioned for easy living and entertaining.

#### Key Features:

- Three bedrooms upstairs, all with ceiling fans
- Main bedroom with walk-in robe and private ensuite
- Bedrooms 2 and 3 include built-in robes
- Main bathroom with bath, shower, and separate toilet



**Disclaimer:** 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.



**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/4ZC2FE8](http://ljhooker.com.au/4ZC2FE8)

**Contact**  
**Rosemary Auricchio**  
0418 656 386  
[rosemarya@ljhookerwestlakes.com.au](mailto:rosemarya@ljhookerwestlakes.com.au)

**Levi Proude**  
0434 277 315  
[levi@ljhookerwestlakes.com.au](mailto:levi@ljhookerwestlakes.com.au)

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

- Open-plan lounge and dining area with reserve views
- Designer kitchen with stone benchtops, dishwasher, induction cooking, and ample storage
- Private courtyard with low-maintenance landscaping
- Ducted reverse cycle air conditioning for year-round comfort
- European-style laundry and under-stair storage
- Single carport with automatic roller door plus an additional secure car space
- Solar panels for energy efficiency
- Located in the West precinct, close to parks, the beach, and walking trails

Enjoy proximity to Westfield West Lakes, public transport, schools, and coastal dining, all from a modern, easy-care home in a highly desirable location. Situated just moments from the lakefront, this address also places you within easy reach of the vibrant Westfield West Lakes shopping precinct, local cafes, restaurants, and medical facilities. Enjoy leisurely walks by the water or a coffee on the lake —this is the lifestyle West Lakes is renowned for.

For more 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

## More About this Property

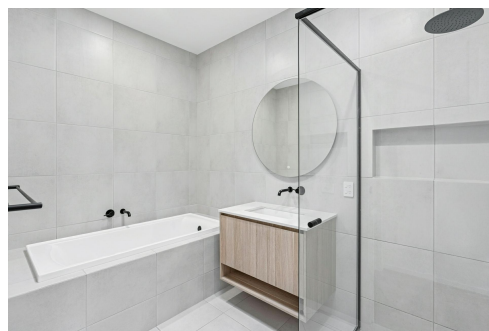
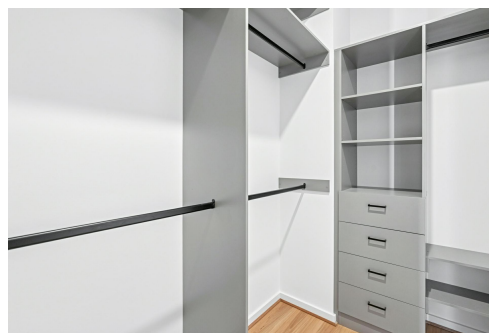
<b>Property ID</b>	4ZC2FE8
<b>Property Type</b>	House
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Courtyard Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage Liveability

**Rosemary Auricchio 0418 656 386**  
Sales Partner | [rosemarya@ljhookerwestlakes.com.au](mailto:rosemarya@ljhookerwestlakes.com.au)  
**Levi Proude 0434 277 315**  
Sales Representative | [levi@ljhookerwestlakes.com.au](mailto:levi@ljhookerwestlakes.com.au)

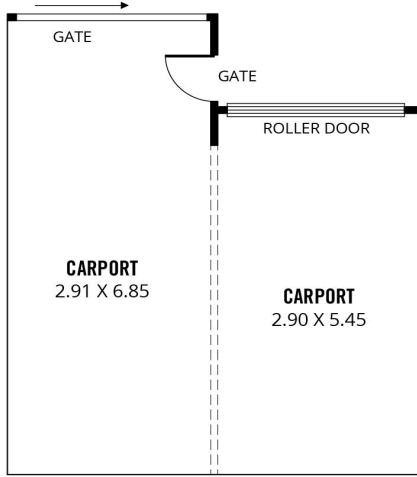
**LJ Hooker West Lakes | Henley Beach (08) 8347 3666**  
139 Tapleys Hill Road, SEATON SA 5023  
[westlakes.ljhooker.com.au](http://westlakes.ljhooker.com.au) | [hello@ljhookerwestlakes.com.au](mailto:hello@ljhookerwestlakes.com.au)



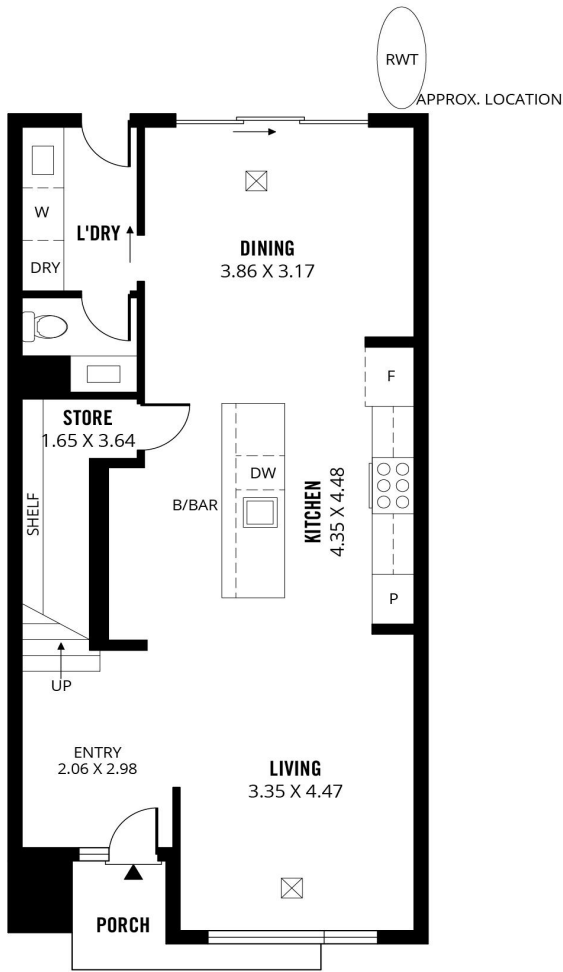
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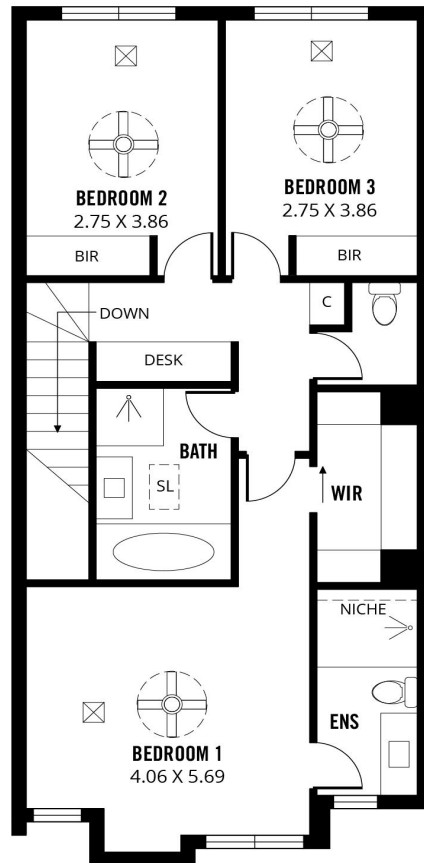
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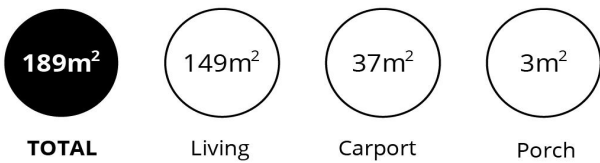
APPROX. LOCATION



FIRST LEVEL



SECOND LEVEL



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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