



38 Norman Road, West Lakes

## Modern Low Maintenance Living at its Best

This modern Torrens Title home offers a perfect balance of contemporary living and everyday convenience, ideally positioned in the heart of West Lakes. Featuring two spacious bedrooms, with the flexibility for a potential third bedroom or additional living space, the home caters to a range of lifestyles including first home buyers, investors, couples, and those looking to downsize. Move in ready and thoughtfully designed, it delivers comfort, functionality, and low maintenance living in a highly sought after location.

### Property Features:

- Built by Scott Salisbury Homes
- High ceilings across both floors
- Flexible floorplan with option for 3rd bedroom or additional living space with skylight
- Open plan living and dining area
- Modern kitchen with stone island benchtop, Smeg gas cooktop & oven and dishwasher
- Main bedroom with ensuite and mirrored built in wardrobe
- Bedroom 2 with mirrored built in wardrobe
- Modern bathroom with stone top, bath and floor to ceiling tiles
- Separate toilet/powder room downstairs

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.

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### FOR SALE

Offers Closing 21st April USPÂ

### VIEW

Sat 4th Apr @ 1:30PM - 2:00PM

### AGENTS

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

Levi Proude  
0434 277 315  
levi@ljhookerwestlakes.com.au

### AGENCY

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



- Linen cupboard upstairs
- Enclosed and private rear yard
- High clearance carport with automatic roller door
- Reverse cycle air conditioning
- Floating timber floorboards throughout main living areas
- Laundry downstairs
- Security alarm system
- Automatic irrigation system

Location is key, and this property delivers. Just moments from Westfield West Lakes, you will enjoy easy access to shopping, dining, and everyday convenience. The home is a stone's throw from The Grange Golf Club and a short drive to both Tennyson and Grange Beach, with the lake also within walking distance. For families, quality public and private schools are close by including West Lakes Shore School, Seaton High School, Hendon Primary School, St Michael's College, and Nazareth Catholic College. Public transport is easily accessible via the West Lakes bus interchange, providing a direct route to the Adelaide CBD.

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

#### MORE DETAILS

Property ID	50FPFE8
Property Type	House
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Courtyard Dishwasher Built-in-Robes Fully Fenced Water Tank Liveability

#### Rosemary Auricchio 0418 656 386

Sales Partner | [rosemarya@ljhookerwestlakes.com.au](mailto:rosemarya@ljhookerwestlakes.com.au)

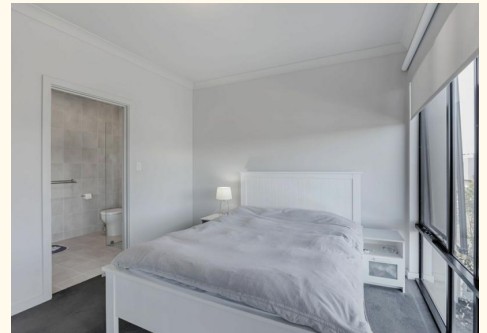
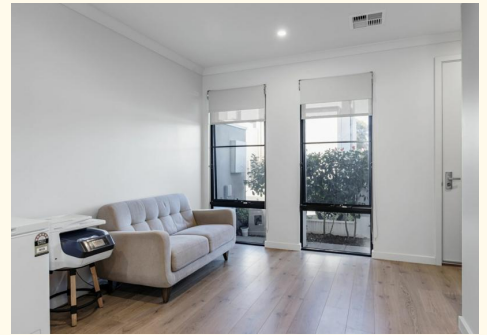
#### Levi Proude 0434 277 315

Sales Representative | [levi@ljhookerwestlakes.com.au](mailto:levi@ljhookerwestlakes.com.au)

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TOTAL (APPROX.): 151.10m<sup>2</sup>

GROUND FLOOR: 58.90m<sup>2</sup>

FIRST FLOOR: 71.10m<sup>2</sup>

CARPORT: 20.4m<sup>2</sup>

