



43 McDonald Grove, West Lakes

## Exceptional Lakefront Value

Designed to enhance luxury family living to a next-level experience, this impressive dual-level home captures serene water views and delivers a lifestyle defined by space, comfort, and modern ease. Thoughtfully created for effortless living and entertaining, the home offers multiple zones to relax or gather, whether that's admiring lake views from the expansive outdoor entertaining area, hosting friends in the open-plan living area, or settling in for movie nights in the theatre room.

At the heart of the home, the open-plan kitchen and living space flows seamlessly to the lakeside entertaining area, creating the ideal backdrop for everyday life and weekend gatherings. Upstairs, the master retreat features a private balcony overlooking the water, complete with a walk-in robe and luxurious ensuite. A separate upstairs retreat and a versatile downstairs study or fifth bedroom provide flexible living options for the modern family.

### Property Features

- Premium Delfin Island position with private lake frontage
- Multiple living areas for family flexibility
- Spacious open-plan living connecting to a stylish lakefront entertaining area
- Designer kitchen with stone benchtops, marble splashback,

5 3 2

**FOR SALE**  
Under Contract

### AGENTS

Frank Azzollini  
0419 849 037  
franka@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.



- 900mm gas cooktop/oven and integrated coffee machine
- Upstairs retreat creating a second living zone
- Private master suite with walk-in robe, luxe ensuite and balcony capturing beautiful lake views
- Optional fifth bedroom or study
- Dedicated home theatre or formal lounge with double doors
- Ducted reverse-cycle air conditioning and gas heating
- High ceilings, tiled floors and quality finishes throughout
- 6.6 kW solar system with 18 panels for energy efficiency
- Video intercom, security alarm and double garage with internal access
- Low-maintenance landscaped gardens enhancing the modern facade

Moments from Westfield West Lakes for daily needs, cafés and dining. Enjoy lakeside walks, quick trips to Henley Square for beachside dinners, and easy public transport for simple city commutes. Local schooling options include West Lakes Shore School, Seaton High School, Star of the Sea School and Le Fevre High School, with golf courses, reserves and the coastline close by for weekend recreation.

For more information, please contact Frank Azzollini on 0419 849 037 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 some images have been digitally enhanced or virtually staged for illustration.

## MORE DETAILS

Property ID 4ZXVFE8  
Property Type House  
House Size 470 m2  
Including Study  
Air Conditioning  
Toilets (4)  
Alarm  
Intercom  
Balcony  
Dishwasher  
Outdoor Entertaining  
Floorboards  
Built-in-Robes  
Secure Parking  
Remote Garage  
Solar Panels  
Liveability

**Frank Azzollini 0419 849 037**

Licensee/Director | [franka@ljhookerwestlakes.com.au](mailto:franka@ljhookerwestlakes.com.au)

**Nick Carpinelli 0403 347 849**

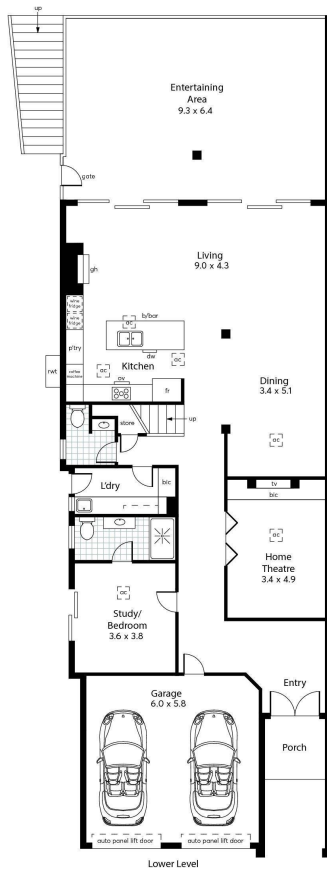
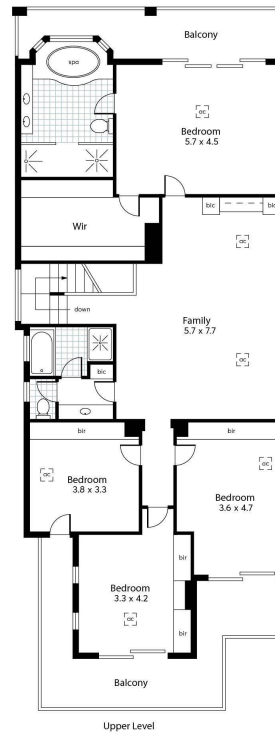
Sales Representative | [nickc@ljhookerwestlakes.com.au](mailto:nickc@ljhookerwestlakes.com.au)

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

139 Tapleys Hill Road, SEATON SA 5023

[westlakes.ljhooker.com.au](mailto:westlakes.ljhooker.com.au) | [hello@ljhookerwestlakes.com.au](mailto:hello@ljhookerwestlakes.com.au)





#### Area (estimate only)

|                    |                             |
|--------------------|-----------------------------|
| Lower Level Living | 156.07 m <sup>2</sup>       |
| Upper Level Living | 178.64 m <sup>2</sup>       |
| Garage             | 37.98 m <sup>2</sup>        |
| Porch              | 4.62 m <sup>2</sup>         |
| Balcony            | 34.98 m <sup>2</sup>        |
| Entertaining       | 58.24 m <sup>2</sup>        |
| <b>Total</b>       | <b>470.53 m<sup>2</sup></b> |

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.