



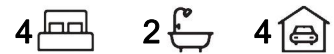
## West Lakes, 6 Katcomba Court

Picture-Perfect Living only 100m to the Lake - A Spacious Home with Endless Potential

Auction Location: On Site

This spacious home offers a rare opportunity for growing families or savvy investors, sitting on a large 902m<sup>2</sup> block with tremendous redevelopment potential (subject to council consent). Located in a peaceful cul-de-sac, just 100 metres (approx) from the lakefront and local playground, this solid cream brick home boasts wide street frontage and ample space for future development. With polished timber floorboards, automatic roller shutters, and a range of desirable features, this property provides comfort, convenience, and the chance to create something special.

Inside, you'll find four generously sized bedrooms, with the main bedroom offering a double size, private ensuite, and built-in robes. The separate living areas include a spacious lounge, a family/rumpus room (which can also serve as a home office), and a neat and tidy



**For Sale**  
Auction

**View**  
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kitchen adjacent to the dining area. Additional highlights include ducted reverse cycle air conditioning, solar panels, and an automatic roller door double garage with drive-through access to the rear yard.

#### Features You'll Love:

- Solid cream brick facades and double brick construction
- Polished timber floorboards throughout the home
- Double size main bedroom, ensuite, and built-in robe
- Bedroom two with built-in wardrobe
- Neat and tidy main bathroom with separate bath and shower with an updated vanity and - - Separate toilet for added convenience
- Bedroom three and four both with built-in robes and polished floorboards
- Neat kitchen with electric cooktop, wall oven, and pantry, adjacent to dining
- Separate lounge and family/rumpus room or home office with direct access to the garage
- Double automatic lock-up garage with roller doors and drive-through access to rear yard
- Large enclosed backyard with rainwater tank, fruit trees, and garden shed
- Ducted reverse cycle air conditioning
- Solar panels
- Automatic roller shutters

This property boasts an ideal location, offering easy access to a range of local amenities, including West Lakes Mall, West Lakes Shore School, and scenic walking trails along the lakefront. Parks, playgrounds, and public transport links are also within close reach, ensuring convenience for everyday living.

Enjoy a tranquil lifestyle with picturesque views and direct access to peaceful walking trails. With shopping centres, schools, and parks all just moments away, this sought-after West Lakes location offers the perfect balance of serenity and convenience.

Whether you're looking to enhance the existing home or explore new possibilities, the large block offers endless potential. For more information about the property, please contact Rosemary Auricchio on 0418 656 386 Frank Azzolini on 0419 849 037.

#### 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



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## More About this Property

<b>Property ID</b>	4Z9DFE8
<b>Property Type</b>	House
<b>Including</b>	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Solar Panels Liveability

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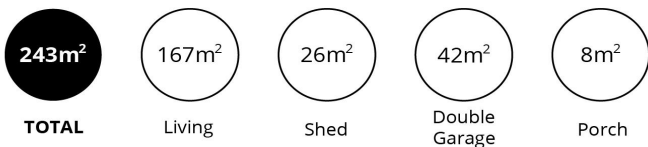
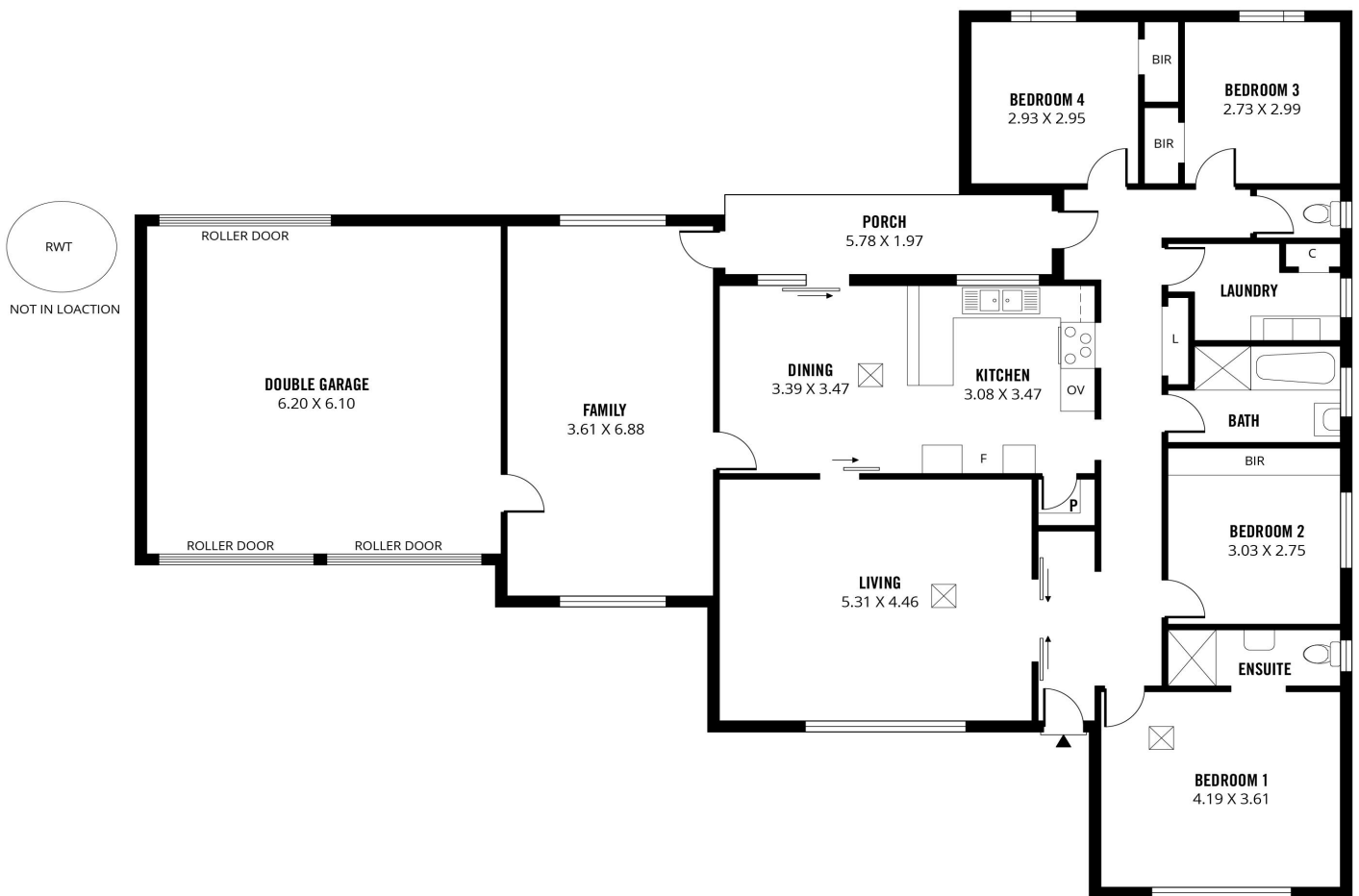
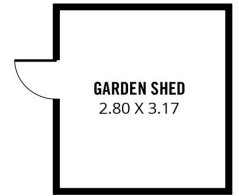
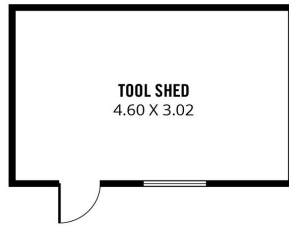
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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