



7 Katcomba Court, West Lakes

Solid Brick Family Home with exceptional Garaging only 100m to the Lake

Positioned just 100m from the lake in a tightly held West Lakes cul-de-sac, this solid double brick residence presents a compelling opportunity for buyers seeking a substantial landholding with strong long-term upside. Set on approximately 880m² with a wide frontage, the property offers immediate liveability while delivering clear potential to renovate, extend, further enhance or redevelop (subject to council consent). Whether held as a strategic investment, future project or spacious family residence, the flexibility and scale of this offering are rarely found in such a premium lakeside setting.

Designed for relaxed family living and exceptional versatility, the property offers expansive outdoor areas and outstanding multi-purpose spaces that cater perfectly to modern lifestyles. The large enclosed yard provides space for children to play and families to gather, while the impressive detached garage/ games room with wet bar creates the ultimate retreat for entertaining, hobbies or working from home. The extensive garaging and workshop facilities are ideal for car enthusiasts, trades or collectors, offering secure storage, functionality and flexibility rarely

3 2 4

FOR SALE
Sold at Auction

AGENTS

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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.



found in residential homes.

Key Features:

- Solid double brick construction
- Separate lounge
- Formal dining area
- Large kitchen with meals area and walk-in pantry
- Four spacious bedrooms
- Main bedroom with ensuite and built-in wardrobe
- Family bathroom with separate bath and shower
- Powder room for added convenience
- Large laundry with built-in cupboards
- Detached fourth bedroom with bathroom, kitchenette and split system air-conditioning
- Expansive garage ideal for the car enthusiasts accommodating multiple vehicles or games room with wet bar
- Automatic tandem drive-through garage with service pit and cellar
- Spacious enclosed backyard with room for additional improvements
- Ducted reverse cycle air-conditioning throughout the main house
- High ceilings
- Timber floors

Enjoy the exceptional West Lakes lifestyle with Tiranna Reserve just moments away, offering open green space, playground facilities and peaceful lakefront surroundings. Local convenience shops including a café and pharmacy are within easy walking distance, while nearby parks and reserves provide ideal spaces for recreation and relaxation. Public transport is also conveniently located within walking distance, providing easy access to surrounding areas and the Adelaide CBD, further enhancing the lifestyle and convenience this highly desirable location offers.

For further information please contact Rosemary Auricchio on 0418 656 386 or Frank Azzollini 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

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

MORE DETAILS

Property ID 50CHFE8
Property Type House
House Size 377 m2
Land Area 880 m2
Including Ensuite
Air Conditioning
Ducted Cooling
Ducted Heating
Toilets (2)
Outdoor Entertaining
Floorboards
Built-in-Robes
Secure Parking
Remote Garage
Liveability

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