



3/3 Carnoustie Court, West Lakes

Private Golf Course Access, Views and a Lifestyle to Love

Wake up to sweeping fairway views, step through your private rear gate onto the course, and enjoy your morning coffee with beautiful eastern sunlight streaming through the treetops onto your balcony. Backing directly onto the lush greens of the prestigious Grange Golf Club, this is an absolute golfer's dream and a rare opportunity to secure a lifestyle where recreation, relaxation and tranquillity form part of everyday living. With the lake nearby, the clubhouse only a short walk away and Tennyson Beach just a short drive from your door, this home delivers the ultimate blend of golf course serenity and coastal living.

Perfect for golf enthusiasts, professionals and those seeking a secure and low maintenance lifestyle without compromising on space, this beautifully maintained home is positioned in a private group of three at the end of a quiet cul-de-

3 2 4

FOR SALE
Contact Agent

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

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.

LJ Hooker

sac. Offering

seamless indoor and outdoor living, flexible accommodation across two levels and direct golf course access from your own backyard, it provides privacy, practicality and breathtaking green views in equal measure.

Property Features:

- Breathtaking golf course views with private rear access to the prestigious Grange Golf Club clubhouse
- Home designed to maximise views and a relaxing lifestyle
- Main living upstairs with open-plan living, kitchen, and dining, all showcasing views
- Spacious kitchen featuring a gas cooktop, oven, dishwasher, Puratap, generous bench space, walk-in pantry, and ample storage
- Seamless indoor and outdoor integration upstairs, leading into generously sized balcony with fan, cafe blinds and golf course views
- Generous main bedroom with double door entry, walk-in robe, and large two-way bathroom with spa bath
- Flexible downstairs living with a second lounge, kitchenette, bedroom, and bathroom, with sliding doors opening to undercover terrace with cafe blinds, ideal for entertaining
- Three double-sized bedrooms, all with ceiling fans
- Downstairs bedroom with ceiling fan and walk-in robe perfect for guests
- Separate upstairs powder room for added convenience
- Beautifully maintained with high ceilings and a neutral colour palette
- Lap swim spa to enhance your relaxing lifestyle
- Double garage with electric roller door and built-in shelving
- Wide driveway with additional parking for two vehicles
- Electric roller shutters to the main bedroom and upstairs bathroom
- Large upstairs linen cupboard for extra storage and additional storage under staircase
- Well-appointed laundry with bench space and additional storage
- Established, easy-care gardens with artificial lawn
- Privately positioned within a group of three, in a quiet cul-de-sac and peaceful location
- Fully fenced rear yard
- Ducted reverse cycle air conditioning throughout
- Solar panels

Perfectly positioned for convenience and lifestyle, this exceptional home is just moments from the lake, with easy access to scenic walking trails and surrounding reserves that make this pocket so desirable. Westfield West Lakes is close by for all your shopping, dining and entertainment needs, while quality public and private schools, local cafes and reliable public transport options ensure effortless day to day living.

This is a location that truly delivers on lifestyle, leisure and everyday practicality.

Offering privacy, position and uninterrupted green views, combined with flexible living, generous accommodation and direct golf course access, this is a standout opportunity to secure an enviable lifestyle in the heart of West Lakes.

For further details, please contact Rosemary Auricchio on 0418 656 386 or Levi Proude 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

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

MORE DETAILS

Property ID	50BEFE8
Property Type	House
Including	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (3)
	Pool
	Courtyard
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels
	Liveability

Rosemary Auricchio 0418 656 386

Sales Partner | rosemarya@ljhookerwestlakes.com.au

Levi Proude 0434 277 315

Sales Representative | levi@ljhookerwestlakes.com.au

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

139 Tapleys Hill Road, SEATON SA 5023

westlakes.ljhooker.com.au | hello@ljhookerwestlakes.com.au





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.