

Proposed 300 & 301/6 Sims Crescent, West Lakes

## Design Your Dream Home - Embrace the Lakeside Lifestyle

Presenting two exclusive new homes tailored to your personal vision, offering a rare opportunity to secure premium custom homes in concept within one of West Lakes' most desirable lakeside pockets. With the freedom and flexibility to work with your builder, you have the unique advantage of shaping a single storey or double storey design, selecting your interior finishes and tailoring the layout to suit your lifestyle. This opportunity invites you to imagine and create the home that feels truly yours before construction even begins.

Each concept design highlights modern architecture, quality craftsmanship, and generous living spaces that you can customise. From open plan living areas connecting effortlessly to alfresco entertaining, to the option of a designer kitchen with premium inclusions, walk in pantry, or personalised cabinetry, the possibilities allow you to visualise a beautifully considered home built exactly to your needs. You have the choice to incorporate a downstairs guest suite, a study nook, a second living area, or enhanced storage options, ensuring the homes can be crafted for your needs and lifestyle.

With comfort, efficiency and timeless styling at the forefront, the

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**FOR SALE**  
From \$1,522,299\*

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
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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.

**LJ Hooker**

designs allow for a refined yet low maintenance lifestyle moments to the lake. You are free to influence both interior and exterior selections, ensuring the final home reflects your taste and long term vision.

Positioned within a well established coastal community, these allotments enjoy outstanding proximity to the lake, walking paths, parks, Westfield West Lakes, cafes, golf clubs, and the pristine beaches of Tennyson and Grange. It is a lifestyle that offers recreation, convenience, and coastal charm in equal measure.

#### Home Features You'll Appreciate

- Two exclusive concept homes available
- Premium custom homes tailored to your personal vision
- Freedom to build a single storey or double storey residence
- Flexibility to customise your floorplan, fittings and interior selections
- Spacious open plan living and dining area
- Designer kitchen concepts with premium inclusions
- Option to incorporate downstairs guest accommodation or additional living area
- Stylish bathroom concepts with quality finishes
- Indoor outdoor living with alfresco entertaining possibilities
- Quality materials and contemporary facade options
- Secure garaging options with internal access

West Lakes is known for its relaxed lakeside ambience, coastal convenience and welcoming community. From tranquil morning walks along the water to weekend coffees at nearby cafes, everything you need for everyday ease is right at your doorstep. With beaches, shopping, golf courses, schools, and public transport only minutes away, this is the perfect setting to build a home that embraces comfort, recreation and modern living.

This is an exceptional opportunity to secure premium land in a prized lakeside setting, paired with the freedom to design a custom home that reflects your lifestyle, aspirations and personal vision. A rare blend of creativity, comfort and lakeside living awaits.

- \* Land is being sold separately.

For further information please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

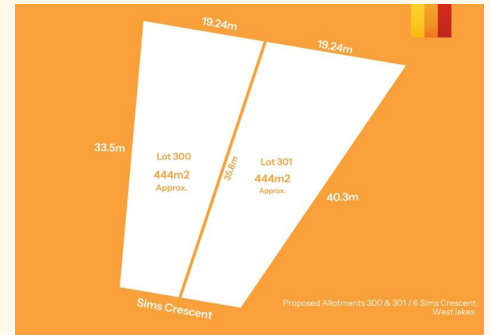
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#### Disclaimer:

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	502YFE8
Property Type	House
Land Area	444 m <sup>2</sup>
Including	Air Conditioning Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage



### **Rosemary Auricchio 0418 656 386**

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