

## West Lakes, 15 Colton Street

### Contemporary Living with Direct Reserve Access

Modern ease for those on the move —enjoy stylish cosmopolitan living, complimented with superb fixtures and fittings along with on trend colour scheme best describes this Torrens title home.

You'll love the sense of light and space, the warmth of neutral tones against crisp downlights, and the cool earthy palette emphasised in the slick open plan living.

#### Features You Will Love:

- Open plan lounge and dining
- Modern kitchen with SMEG appliances, gas cooktop, dishwasher and stonetop benchtops
- Glass sliding door integrating the indoor and outdoor living
- Enclosed private decked courtyard with direct access to the reserve
- 3 generous size bedrooms all with built-in wardrobes



**Disclaimer:** 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.



**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/4Y50FE8](http://ljhooker.com.au/4Y50FE8)

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

- Main bedroom with its own private balcony capturing the leafy and treelined scenery
- Spacious bathroom with dual vanities, separate bath, shower and ample cupboard space
- Ground floor guest powder room
- Separate laundry
- Additional under stair storage
- Automatic lock up garage with secure internal access
- Ducted reverse cycle air-conditioning
- Security alarm

Experience the ultimate in modern urban living at our WEST development, strategically located within walking distance to Westfield Shopping Centre, picturesque parks, a serene feature pond, lake, prestigious Grange Golf Club and an array of charming cafes, library and restaurants, bringing convenience and leisure right to your doorstep. You'll wish you'd made the move sooner!

For more information about the property, please contact Rosemary Auricchio on 0418 656 386 or Josie Auricchio on 0419 269 503.

Disclaimer:

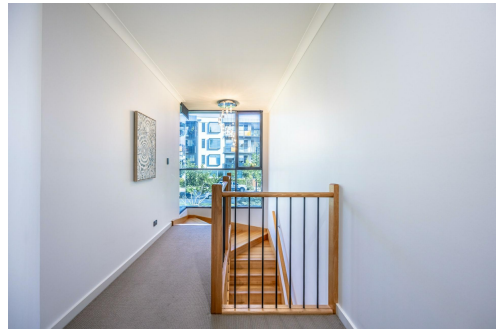
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## More About this Property

Property ID	4Y50FE8
Property Type	Townhouse
Including	Ducted Cooling Toilets (2) Balcony Secure Parking

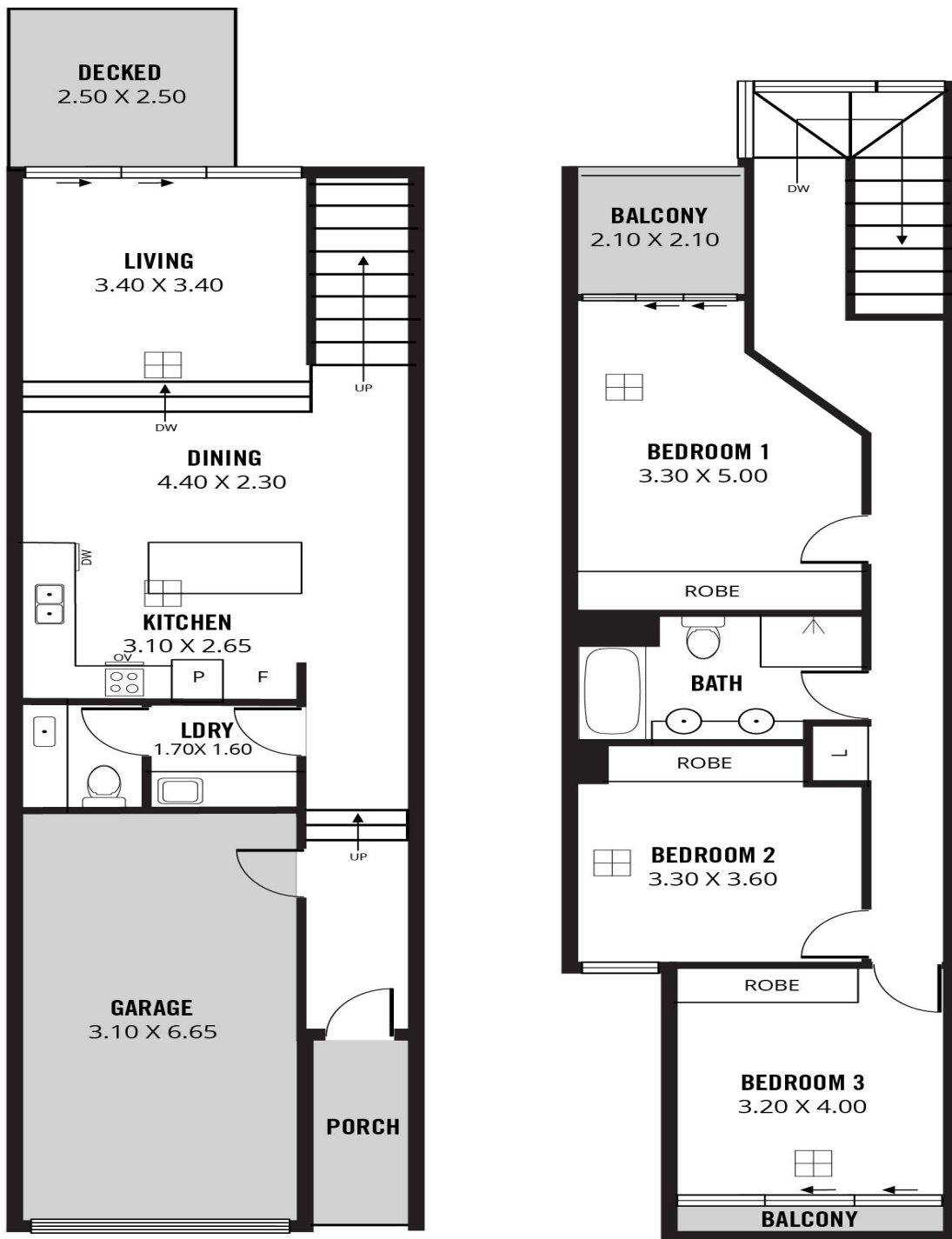
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**Approx Gross**

Living = 129m<sup>2</sup>  
Garage = 20m<sup>2</sup>  
Balcony = 6.3m<sup>2</sup>  
Porch = 3.6m<sup>2</sup>  
Total = 159m<sup>2</sup>

15 Colton Street, West Lakes

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.

