



222 Sportsman Drive, West Lakes

Enjoy a Relaxed Lifestyle - 20m to the Lakefront

Offering a practical layout and an easy-care lifestyle, this well-maintained townhouse presents a comfortable opportunity to secure a home in a highly sought-after West Lakes location. Just moments from the water's edge, with a scenic pathway alongside, perfect for morning walks or evening strolls, this property is an absolute dream for those who love outdoor living. Imagine starting your day kayaking on the lake, spending your afternoons at nearby Tennyson Beach, and enjoying summer barbecues in your private outdoor spaces. The location truly embraces the laid-back, active lifestyle that West Lakes offers.

With three bedrooms and light-filled living spaces, this home is ideally suited to those seeking low-maintenance living with a lifestyle connection to nature, all while being close to everyday amenities. The home features generous living areas, an updated kitchen, and well-designed outdoor entertaining areas-perfect for enjoying warm summer evenings with friends and family.

Property Features:

- Solid brick townhouse
- Three bedrooms, all with built-in wardrobes and ceiling fans

3 1 1

FOR SALE

Offers Closing Wed 25th Feb by 12pm USP

VIEW

Sat 21st Feb @ 2:15PM - 2:45PM

AGENTS

Rosemary Auricchio
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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.



- Spacious open plan lounge and dining area with updating flooring
- Kitchen with dishwasher, generous bench and cupboard space
- Renovated bathroom
- Laundry with additional toilet downstairs
- Outdoor Shower with hot and cold conversion
- Two undercover outdoor entertaining areas
- Secure, fully enclosed front and back courtyards
- Low maintenance garden for easy living
- Storage shed, ideal for extra storage
- Carport with roller door
- Three visitor carparks
- Ducted reverse cycle air-conditioning
- Easy care lifestyle with minimal upkeep required

Ideally positioned within walking distance to the lake, this home offers unparalleled convenience. Just a short stroll to Tennyson Beach, enjoy kayaking, beach days, and all the outdoor activities the area has to offer. Westfield West Lakes Shopping Centre is just minutes away for shopping, cafés, and dining, while The Grange Golf Club, nearby parks, and reserves provide ample green space for recreational activities. Public transport is easily accessible, with a bus stop located directly out the front, offering convenient connections to Westfield West Lakes, the Adelaide CBD, Glenelg, and Henley Beach, ensuring you're always well-connected.

An excellent opportunity for first homebuyers, downsizers, or investors seeking a solid, well-located property by the lake and beach.

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

MORE DETAILS

| | |
|---------------|----------------------|
| Property ID | 5085FE8 |
| Property Type | Townhouse |
| Including | Air Conditioning |
| | Ducted Cooling |
| | Ducted Heating |
| | Toilets (2) |
| | Courtyard |
| | Dishwasher |
| | Outdoor Entertaining |
| | Built-in-Robes |

Rosemary Auricchio 0418 656 386

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Sales Representative | levi@ljhookerwestlakes.com.au

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