

34 Norman Road, West Lakes

Torrens Title in a Prime West Lakes Location

Perfectly positioned in the heart of West Lakes in the West Development, this home delivers stylish, low maintenance living with quality finishes throughout. Designed and built by renowned SA builder Scott Salisbury, the home offers an easy care lifestyle with thoughtful inclusions, high end fittings and a practical 2 level layout. With light filled interiors, private outdoor space and everyday convenience at your doorstep, this is an ideal opportunity for first home buyers, downsizers, professionals and investors seeking a home with nothing to do in a highly sought after location.

Property Features:

- High ceilings with neutral decor
- Separate living area
- Open plan kitchen and meals area
- Stylish Farquhar kitchen with stone benchtop, breakfast bar, SMEG gas stove and oven, tiled splashback, double sink, microwave alcove and fridge plumbing point
- Private outdoor courtyard with aggregate concrete Powder room downstairs
- 2 bedrooms, both with mirrored floor to ceiling robes and ceiling fans

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.

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FOR SALE
\$749,000 - \$789,000

VIEW
Wed 17th Jun @ 5:00PM - 5:30PM

AGENTS
Rosemary Auricchio
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rosemarya@ljhookerwestlakes.com.au

Levi Prude
0434 277 315
levi@ljhookerwestlakes.com.au

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

 **LJ Hooker**

- Main bathroom with Farquhar cabinetry with stone top vanit, rainhead shower, bath, heated lighting and skylight
- European Laundry with stone top cabinetry
- Automatic single panel door carport
- Ducted reverse cycle air conditioning
- Low maintenance gardens with watering systems to both the front and rear
- Floorboards and plush carpets
- 1,000L rainwater tank

Lifestyle convenience is at the heart of this property. Westfield West Lakes and Aldi are just a walk away, along with the Mosaic Hotel, The Lakes Resort, local cafes, the library, medical services and everyday amenities. Perfect for the recreational enthusiast, the home is also within walking distance to Grange Golf Club and the lake, while Adelaide's popular beaches including Henley, Grange and Semaphore are only a short drive away. Offering the ideal blend of lakeside serenity and coastal convenience, this is a location made for easy living.

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

Please note some images have been digitally enhanced or virtually staged for illustration.

MORE DETAILS

Property ID	50KRFE8
Property Type	Townhouse
Including	Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Courtyard Dishwasher Built-in-Robes Fully Fenced Liveability

Rosemary Auricchio 0418 656 386

Sales Partner | rosemarya@ljhookerwestlakes.com.au

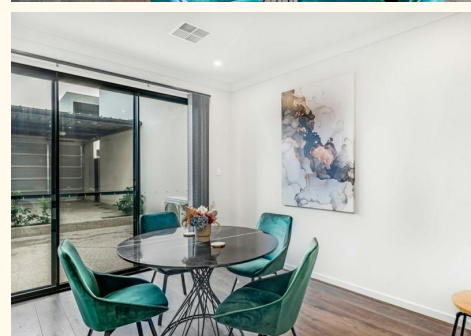
Levi Proude 0434 277 315

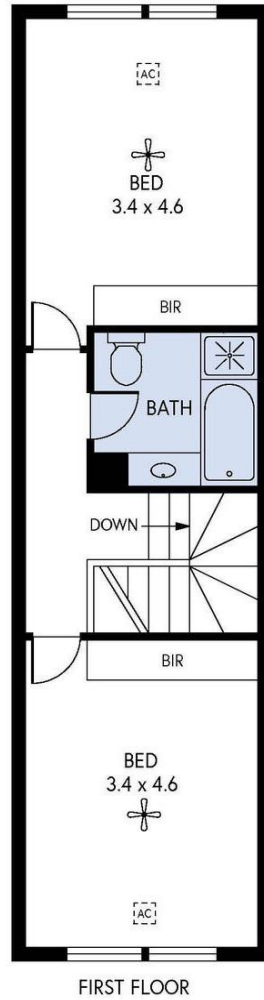
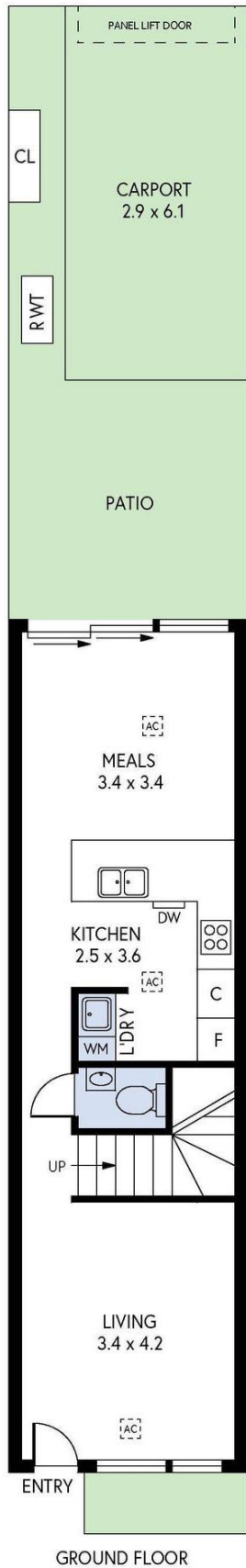
Sales Representative | levi@ljhookerwestlakes.com.au

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34 NORMAN ROAD, WEST LAKES

INTERNAL	- 107.2 SQM
EXTERNAL	- 40.6 SQM
TOTAL	- 147.8 SQM

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