



## West Lakes, 48 Sportsmans Drive

### Effortless Living with Reserve Outlook

Positioned in a tightly held pocket of West Lakes, this neat and tidy townhouse offers an excellent opportunity for first home buyers, investors or those looking to secure a low maintenance lifestyle with scope to update and personalise. Set within a well-maintained group and backing onto a peaceful communal reserve, the property combines practical living with a highly desirable location.

The functional open plan layout seamlessly connects the lounge, dining and kitchen area, creating an easy flow for daily living. The kitchen is presented in a neat condition with electric appliances, ample storage and adjoining laundry for everyday convenience.

Upstairs, two spacious bedrooms include built-in robes and ceiling fans, with main bathroom features. Enjoy year-round comfort with reverse cycle split system air conditioning.

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#### For Sale

\$500,000 - \$550,000

#### View

By Appointment

#### Contact

**Rosemary Auricchio**

0418 656 386

rosemarya@ljhookerwestlakes.com.au

**Levi Proude**

0434 277 315

levi@ljhookerwestlakes.com.au



**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.

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Beach  
(08) 8347 3666**

Step outside to your private courtyard, which opens directly onto a lovely open reserve-style communal garden space-perfect for enjoying fresh air without the upkeep of a large yard.

Property Features to Note:

- Light-filled open plan kitchen, dining and lounge area
- Kitchen in neat condition with electric cooktop, oven and ample cabinetry
- Two bedrooms with built-in robes and ceiling fans
- Laundry conveniently located next to kitchen
- Private courtyard opening to spacious communal reserve garden
- Single undercover carport
- Reverse cycle split system air conditioning
- Solar Panels

Enjoy the best of West Lakes living with Westfield Shopping Centre, only a hop skip and a jump to beautiful lakefront reserves, cafes and transport.

For further details, 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 About this Property

Property ID	4ZD9FE8
Property Type	Townhouse
Including	Air Conditioning Floorboards Built-in-Robes Secure Parking Fully Fenced Solar Panels

**Rosemary Auricchio 0418 656 386**  
Sales Partner | [rosemarya@ljhookerwestlakes.com.au](mailto:rosemarya@ljhookerwestlakes.com.au)  
**Levi Proude 0434 277 315**  
Sales Representative | [levi@ljhookerwestlakes.com.au](mailto:levi@ljhookerwestlakes.com.au)

**LJ Hooker West Lakes | Henley Beach (08) 8347 3666**  
139 Tapleys Hill Road, SEATON SA 5023  
[westlakes.ljhooker.com.au](http://westlakes.ljhooker.com.au) | [hello@ljhookerwestlakes.com.au](mailto:hello@ljhookerwestlakes.com.au)



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