



West Lakes, 2/13 Cocos Grove

Comfort and Convenience in the Heart of West Lakes

Auction Location: On Site

Discover the perfect combination of light-filled spaces, low-maintenance living, and a sought-after location. Nestled in the heart of Delfin Island, this single-storey homette is designed for those who value comfort, convenience, and lifestyle.

Step inside to a bright and airy living area, seamlessly flowing into a separate dining room that opens directly to the courtyard-perfect for outdoor entertaining. The kitchen, equipped with a gas cooktop, oven, dishwasher, and pantry, provides all the essentials for modern living.

The main bedroom is complete with a built-in robe and private access to the two-way bathroom, while two additional bedrooms, offer versatility to suit your needs.



For Sale
Auction

View
ljhooker.com.au/4YEUF8

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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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(08) 8347 3666

The low-maintenance courtyard provides a peaceful space to unwind, while the single lock-up garage, carport, and extra off-street parking offer ample convenience.

Property Features:

- Spacious living, dining and meals area
- Solid timber kitchen with gas cooktop, oven, dishwasher, and pantry
- Main bedroom with built-in robe and two-way bathroom access
- Two additional bedrooms, with one ideal as a study/home office
- Separate water closet
- Spacious low-maintenance courtyard, perfect for entertaining
- Single lock-up garage, carport, and extra off-street parking
- Ducted reverse cycle air-conditioning & gas heating
- Solar Panels

Situated in the prestigious Delfin Island precinct, this home is perfect for those looking for a relaxed lifestyle. Enjoy morning walks around the serene waterfront, brunch at local cafes, and easy access to public transport and nearby amenities, including Westfield West Lakes. Just a short stroll to the local duck pond, this home promises a laid-back lifestyle in one of Adelaide's most sought-after areas.

For more information about the property, please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

* The vendor's statement may be inspected at 139 Tapleys Hill Road, Seaton SA 5023 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.

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 purchasers 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



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Beach
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More About this Property

Property ID	4YEUF8
Property Type	Unit
Including	Air Conditioning Ducted Cooling Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

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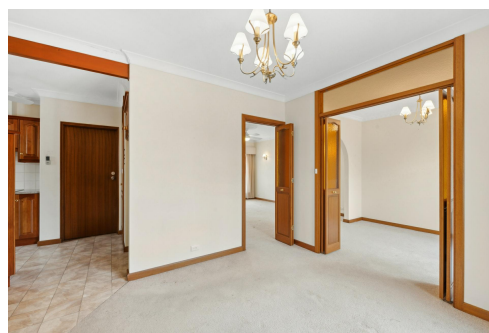
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139 Tapleys Hill Road, SEATON SA 5023

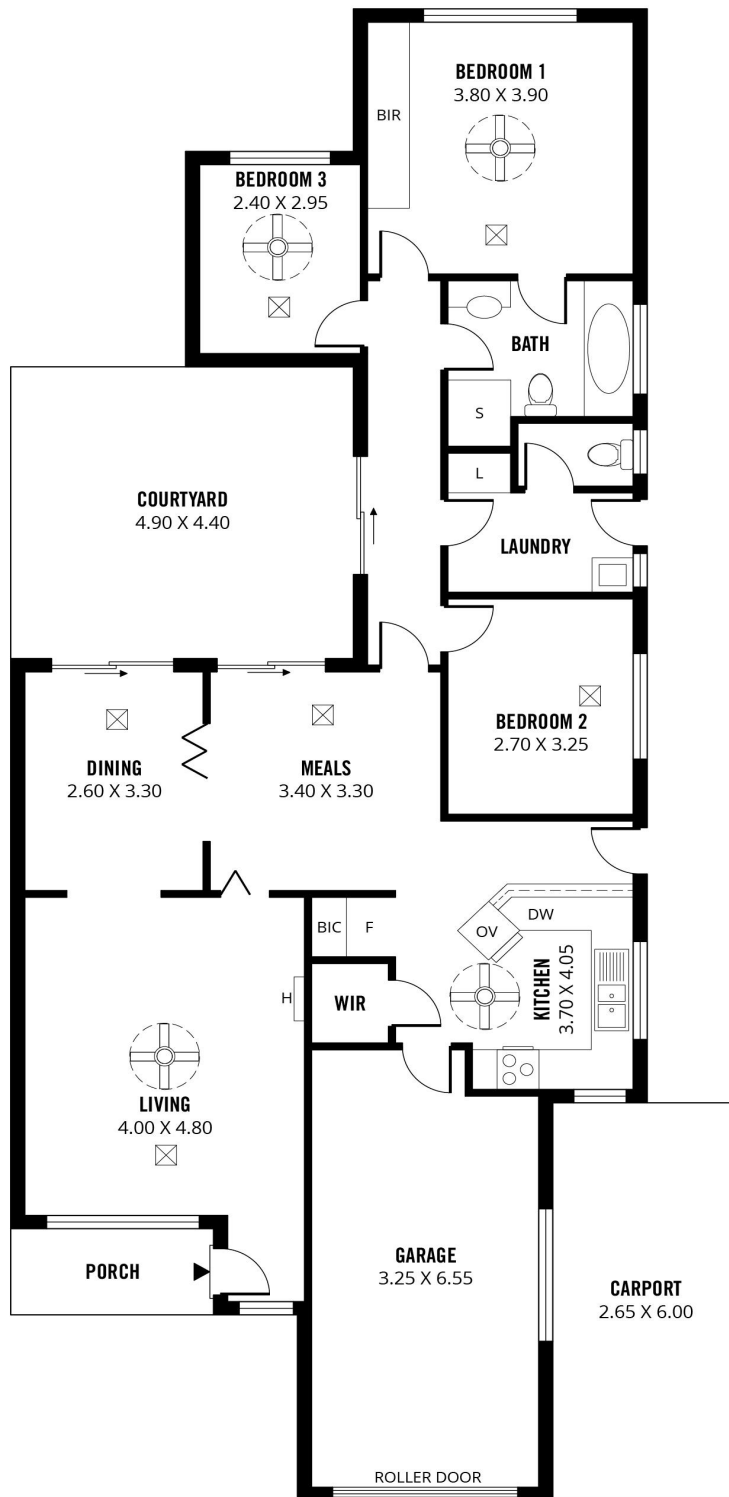
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183m²

TOTAL



118m²

Living



16m²

Carport



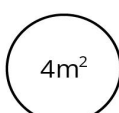
23m²

Garage



22m²

Courtyard



4m²

Porch



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.

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