



7/1 Moorea Court, West Lakes

Priced to Sell - Low Maintenance with Lake Views

Light-filled and set amongst a leafy lakeside setting, this solid brick, single-storey homette offers a flexible and easy-care floor plan designed for comfortable living. Positioned in a quiet cul-de-sac on sought after Delfin Island, the home enjoys tranquil lake views from the courtyard and presents an excellent opportunity for those looking to downsize or secure an entry into the market.

Property Features:

- Spacious open plan lounge room
- Neat and functional kitchen with ample storage and servery to dining
- Adjacent dining area
- Glass doors opening to enclosed courtyard with tranquil lake outlook
- Paved undercover paved entertaining Verandah
- Two light-filled bedrooms with built-in mirrored wardrobes and ceiling fans
- Central bathroom with bath and shower plus separate w/c
- Dedicated laundry with storage and easy access to the outdoor area
- Ducted reverse-cycle air conditioning throughout

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
\$799,000 - \$849,000

VIEW
Tue 16th Jun @ 5:00PM - 5:30PM

AGENTS
Rosemary Auricchio
0418 656 386
rosemarya@ljhookerwestlakes.com.au

Nick Carpinelli
0403 347 849
nickc@ljhookerwestlakes.com.au

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

 **LJ Hooker**

- Roller shutters for added security and comfort
- Secure, low-maintenance courtyard setting
- Single lock-up garage with additional off-street parking

Beyond the home, the lifestyle on offer is what truly sets this location apart. Enjoy the ease of walking around the picturesque West Lakes, with the popular duckpond just moments away, perfect for a relaxed morning stroll or an afternoon unwind. The surrounding walking trails, open green spaces and waterfront outlooks create a calm and connected environment that continues to attract both owner occupiers and investors.

You are also within close proximity to West Lakes Shopping Centre, offering a wide range of retail, cafés and everyday conveniences, along with easy access to public transport and nearby coastal areas. Whether it's a walk by the water, a round of golf at West Lakes or Grange, or meeting friends for coffee, this location offers a balanced and convenient lifestyle.

A well-positioned home in a tightly held lakeside pocket offering comfort, lifestyle, and long-term appeal.

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

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 images may have been digitally or AI enhanced for illustrative purposes only.

MORE DETAILS

Property ID	50HCFE8
Property Type	Unit
Including	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (1)
	Courtyard
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced

Rosemary Auricchio 0418 656 386

Sales Partner | rosemarya@ljhookerwestlakes.com.au

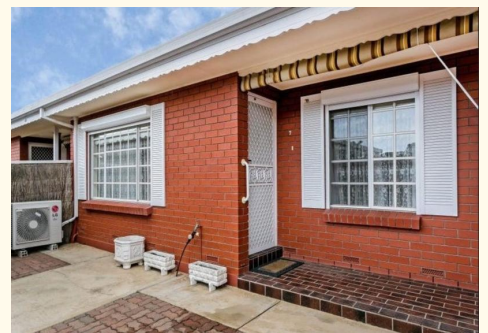
Nick Carpinelli 0403 347 849

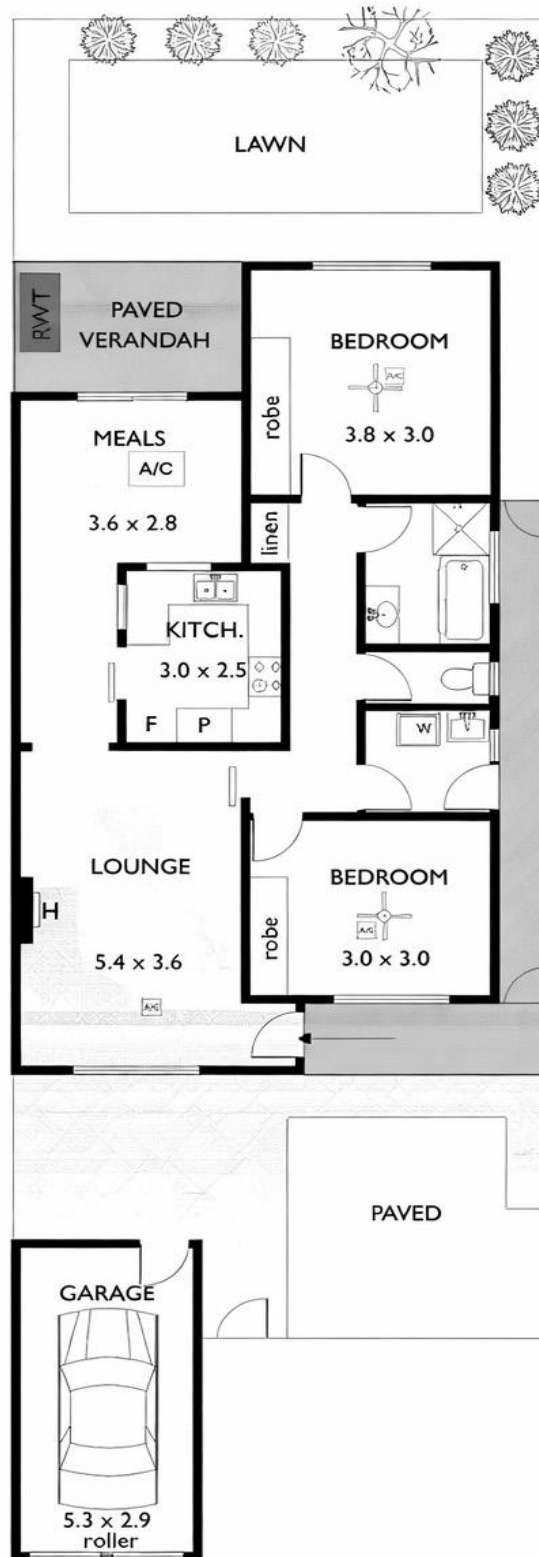
Sales Representative | nickc@ljhookerwestlakes.com.au

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

139 Tapleys Hill Road, SEATON SA 5023

westlakes.ljhooker.com.au | hello@ljhookerwestlakes.com.au





7/1 Moorea Ct West Lakes

Approx Gross
Internal Area = 89m²

For illustrative purposes only. All measurements are approximate.
Andrew Waters Photography