



11 Ashburton Avenue, West Lakes Shore

## Spacious & Relaxing Living with Poolside Entertaining

Set in a welcoming and well-connected pocket of West Lakes Shore, this spacious home offers a relaxed lifestyle with plenty of room to live, entertain, and enjoy. The home combines comfortable everyday living with excellent outdoor entertaining, complete with a pool and multiple undercover areas. With flexible spaces and scope to further enhance, this is an opportunity suited to families, renovators, investors, and those looking to settle into a highly sought-after coastal location.

### Property Features:

- Open plan kitchen and meals area with ceiling fan and space to entertain
- Kitchen with meals breakfast bar, stainless steel gas cooktop, oven and double sink
- Generously sized lounge room with heater
- Formal dining room with ceiling fan
- Spacious entertaining area under verandah with cafe blinds
- Pool under pergola with entertaining area, bar, cafe blinds, and ceiling fans
- Detached rumpus room with wall air conditioner
- Generous main bedroom downstairs with ceiling fan, skylight and

5 2 6

### FOR SALE

Auction | Sat 16th May at 5pm

### VIEW

Sat 2nd May @ 12:30PM - 1:00PM

### AGENTS

Rosemary Auricchio  
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Nick Carpinelli  
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### AGENCY

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

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



- split system airconditioning.
- Renovated and spacious ensuite with floor to ceiling tiles and full bath
- Flexible 5th bedroom or study downstairs
- 3 good sized bedrooms upstairs, all with ceiling fans
- Bedroom 2 with built-in wardrobe
- Bedroom 3 with built-in wardrobe and walk-in wardrobe
- Main bathroom with bath upstairs
- Separate powder room upstairs
- Dual driveway with space for caravan and boat
- Single automatic carport and double automatic carport with entry to backyard
- Ducted reverse air conditioning
- Laundry with ample storage
- Linen cupboard upstairs
- Storage under the stairs
- Fully enclosed backyard
- Solar panel system
- Roller shutters
- Shed/Workshop
- Storage Area adjacent to workshop

Perfectly positioned between the city and the sea, this home offers easy access to the sought-after West Lakes lifestyle, including the lake, walking trails, and nearby beaches such as Tennyson and Grange. A range of open green spaces are also within easy reach, including Jubilee Reserve, Heysen Reserve, and the West Lakes Sports Club, while the West Lakes Golf Club is nearby for golf enthusiasts. Enjoy the convenience of Bartley Terrace Shopping Centre just a short walk away, Westfield West Lakes, local cafes, and everyday amenities all close by. The area has quality schooling options including West Lakes Shore School, Westport Primary School, Star of the Sea School, St Michael's College, and Nazareth Catholic College. With public transport options nearby providing direct access to the CBD, this is a location that continues to attract strong interest for both lifestyle and investment.

For further 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

## MORE DETAILS

Property ID 50JYFE8  
Property Type House  
Including Ensuite  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Toilets (2)  
Pool  
Dishwasher  
Workshop  
Built-in-Robes  
Solar Panels

**Rosemary Auricchio 0418 656 386**

Sales Partner | [rosemarya@ljhookerwestlakes.com.au](mailto:rosemarya@ljhookerwestlakes.com.au)

**Nick Carpinelli 0403 347 849**

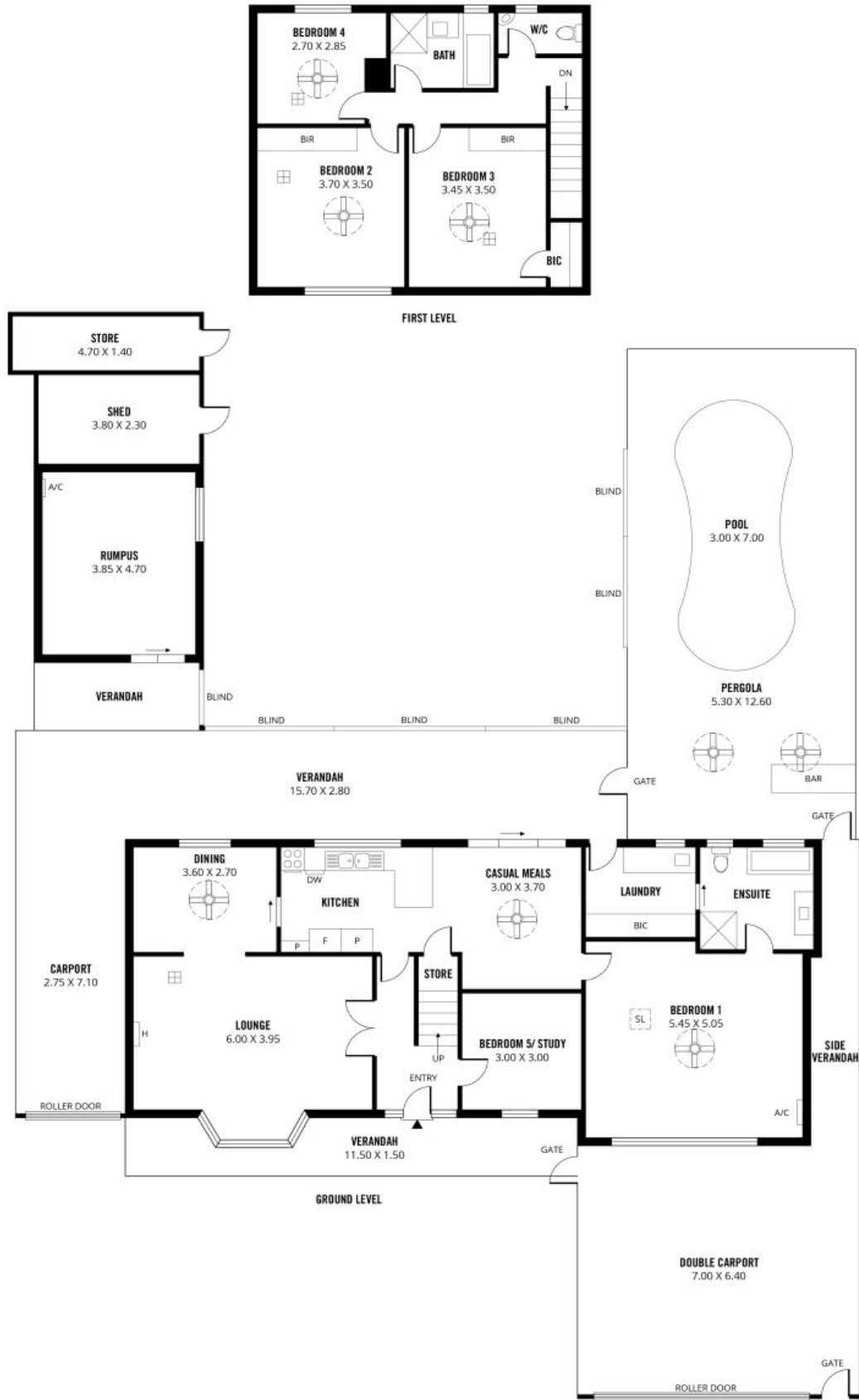
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429m <sup>2</sup>	215m <sup>2</sup>	18m <sup>2</sup>	57m <sup>2</sup>	65m <sup>2</sup>	74m <sup>2</sup>
<b>TOTAL</b>	Living	Shed/ Store	Pergola	Double Carport	Verandah



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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