

23 Ashburton Avenue, West Lakes Shore




## Resort Style Living with Exceptional Outdoor Entertaining

Auction Location: On Site

Enjoying a coastal setting in this tightly held pocket, only 100 metres from the lake and mere minutes to the beach, this home offers a relaxed, coastal lifestyle where you can feel on holiday every day. The star of the show is the outdoor entertaining area, featuring contemporary curved bench seating surrounding a fire pit, creating a space designed for relaxed and large gatherings year-round.

When you step inside, this beautifully presented modern split-level home is filled with natural light and complemented by high ceilings and neutral decor, enhancing the sense of space throughout. Offering a practical layout that appeals to a range of buyers including families, couples and retirees, and with scope to further extend (STCC) and add value over time, the property also presents an opportunity for investors and renovators.

Property Features:  
Renovated double brick, split level home

3  1  4 

### AUCTION

Sat 23rd May @ 9:00AM

### VIEW

By Appointment

### AGENTS

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### AGENCY

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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.

 LJ Hooker

Travertine pathway leading to front porch with decked entry  
Open plan lounge and dining area with feature  
Sunken lounge with stunning raked ceiling and exposed beams  
Kitchen area gas cooktop, oven and pantry cupboard  
Meals area adjacent to kitchen  
Stone pathway leading to outdoor entertaining  
Sunken firepit and unique curved bench for up to 20 people  
3 generously sized and light filled bedrooms  
Main bedroom with built-in wardrobe and ceiling fan  
Bedroom 2 with ceiling fan  
Bathroom with full bath  
Separate toilet  
Spacious laundry with storage cupboard  
2 Linen cupboards  
Single undercover carport  
Driveway with space for 2 vehicles  
Additional space for boat and caravan  
Reverse cycle split system airconditioning  
Electric roller shutters  
Floorboards  
Spacious backyard with potential to extend (STCC)  
Outdoor bike storage with secure lock-up keypad  
Tool shed for additional storage

This home is central to the West Lakes lifestyle, including being 100m from the lake and just minutes to nearby beaches such as Semaphore, 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 having Bartley Terrace Shopping Centre within walking distance, offering a supermarket, hairdresser, café, chemist, post office, beautician, takeaway and medical centre, with Westfield West Lakes also close by.

Quality schooling options include 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 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 50K0FE8  
Property Type House  
Land Area 663 m2  
Including Air Conditioning  
Toilets (1)  
Deck  
Outdoor Entertaining  
Floorboards  
Built-in-Robes  
Fully Fenced  
Liveability

**Rosemary Auricchio 0418 656 386**

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