



23 Ashburton Avenue, West Lakes Shore

Resort Style Living with Exceptional Outdoor Entertaining

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
- Travertine pathway leading to front porch with decked entry
- Open plan lounge and dining area with feature

3 1 3

FOR SALE

Sold Prior To Auction

AGENTS

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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.



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 Levi Proude 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

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

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

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