



## West Lakes Shore, 4 Santiago Street

Relaxed Family Living with Room to Move and Entertain

Perfectly positioned in a peaceful, family-friendly street just moments from the beach and stunning coastal walks, this solid brick residence on a generous 613m<sup>2</sup> (approx.) allotment is the kind of home that offers more than just a place to live - it offers a lifestyle. With a wide 20m frontage, multiple living areas, four bedrooms plus a study, and a backyard designed for entertaining, this is a home that adapts to your family's needs and grows with you.

Step inside and feel the warmth of a well-loved home. Two good-sized living areas provide flexibility for families of all sizes - perfect for movie nights, kids' play zones, or entertaining guests. The heart of the home is the light-filled kitchen, featuring ample storage and a dishwasher, overlooking a spacious dining area that flows seamlessly to the outdoors.

All four bedrooms are thoughtfully positioned to maximise privacy and comfort. Three of the bedrooms are fitted with ceiling fans to keep things cool in the warmer months. The



### For Sale

Sold Prior To Auction

### View

[ljhooker.com.au/4Z33FE8](http://ljhooker.com.au/4Z33FE8)

### Contact

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master suite features a built-in robe and private ensuite, while one of the additional bedrooms also includes a built-in robe for convenient storage. A separate study with built-in shelving offers the perfect space for working from home or managing school projects.

Outdoors is where this home truly shines. Host family gatherings or lazy Sunday barbeques under the generous gabled pergola, which overlooks the fully fenced in-ground pool - an ideal setup for watching the kids while you relax with a drink in hand. There's also a second verandah area for more casual alfresco living, a neat lawn area for pets or play, and two sheds - one full-sized for storage or workshop potential, and a secondary shed neatly housing the pool equipment.

#### Key Features:

- \* Solid brick construction on a 613m<sup>2</sup> (approx.) block with wide 20m frontage
- \* Four good-sized bedrooms: master and one other with built-in robe, and three with ceiling fans
- \* Master bedroom complete with private ensuite
- \* Main bathroom with separate shower and bathtub
- \* Two spacious and separate living areas, ideal for growing families
- \* Functional kitchen with ample storage, breakfast bar and dishwasher
- \* Dedicated study with built-in shelving
- \* Ducted air conditioning throughout
- \* Expansive undercover entertaining area with gabled pergola and pool views
- \* Fully fenced, in-ground swimming pool with paved surrounds
- \* Additional verandah for casual outdoor living
- \* Main shed ideal for storage or workshop use, plus a secondary shed for pool systems neatly hidden away.
- \* Secure carport with roller door and further off-street parking
- \* Low-maintenance gardens and lawn area

Set in a sought-after pocket of West Lakes Shore, this home offers the ultimate blend of coastal living and convenience. Enjoy morning walks by the lake, bike rides along nearby trails, and easy access to local parks, quality schools, Westfield West Lakes, and a variety of dining and shopping options. Just up the road, you'll also find a handy local shopping strip with a Foodland supermarket, café/bakery, medical centre and chemist - making daily errands a breeze. Whether you're upsizing, investing, or searching for a forever family home, this property is packed with potential and ready for its next chapter.

This is more than just a home - it's where your family's next memories will be made.

For more information about the property, please contact Josie Auricchio on 0419 269 503 .

The vendor's statement may be inspected at 4 Santiago Street, West Lakes Shore SA 5020 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



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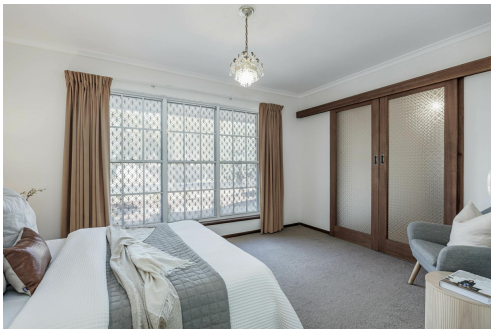
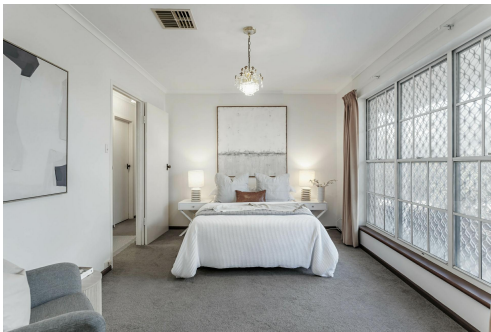
and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

## More About this Property

Property ID	4Z33FE8
Property Type	House
House Size	206 m2
Land Area	613 m2
Including	Ensuite Ducted Cooling Toilets (2) Pool Dishwasher Outdoor Entertaining Secure Parking

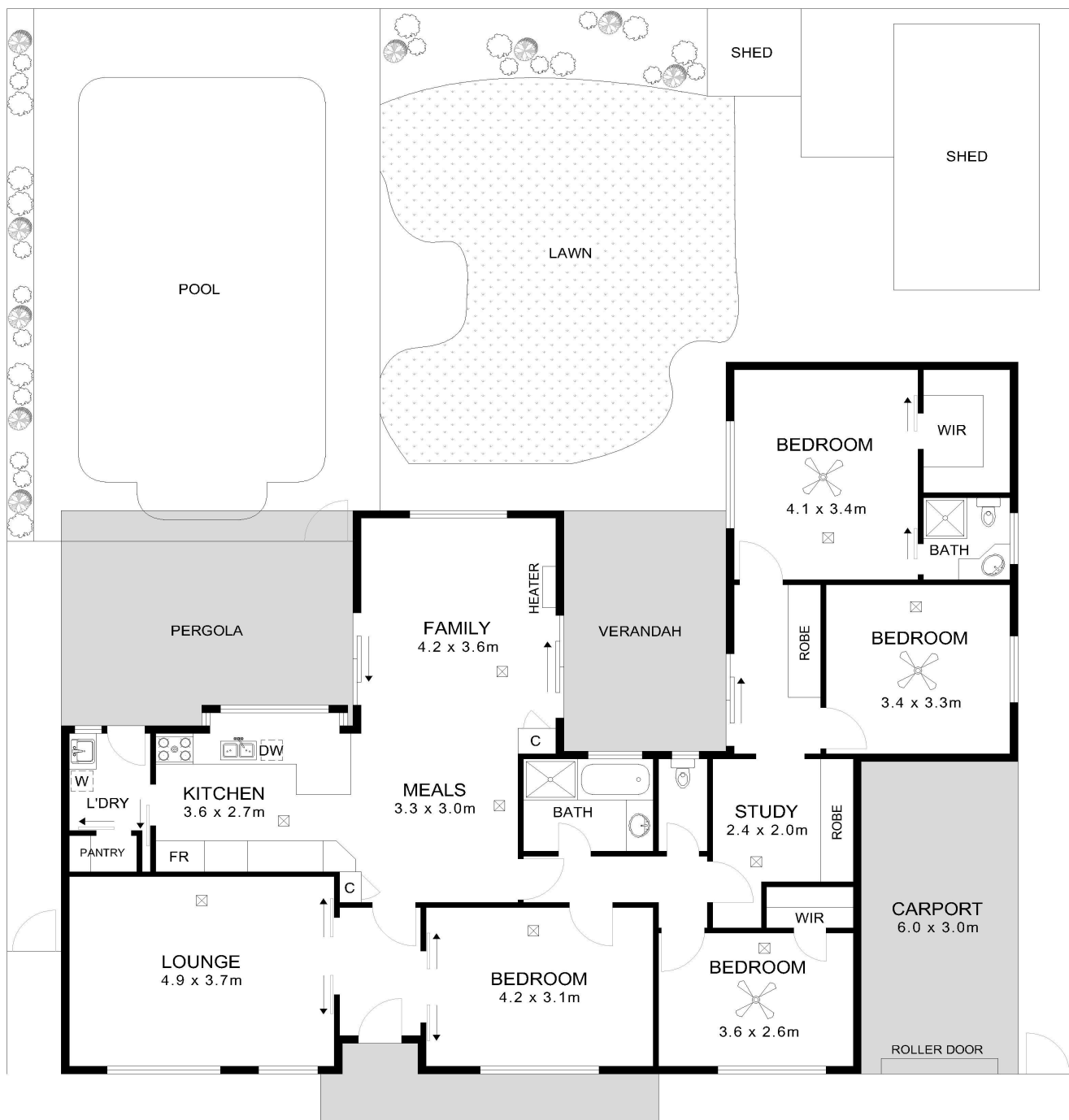
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## 4 Santiago Street West Lakes Shore

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

Approx Gross  
Living = 145m<sup>2</sup>  
Carport = 18m<sup>2</sup>  
Verandah = 14m<sup>2</sup>  
Pergola = 22m<sup>2</sup>  
Porch = 7m<sup>2</sup>  
Total = 206m<sup>2</sup>