

42 Lambert Avenue, West Lakes Shore

4 3 2

FOR SALE

Contact Agent

VIEW

By Appointment

AGENTS

Rosemary Auricchio
0418 656 386

rosemarya@ljhookerwestlakes.com.au

Levi Proude

0434 277 315

levi@ljhookerwestlakes.com.au

AGENCY

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

Embrace the Lake Lifestyle with This Spacious and Stylish Home

Positioned just metres from the water's edge, this beautifully designed two-storey home offers an exceptional lifestyle in one of West Lakes Shore's most tightly held pockets. Thoughtfully planned and filled with natural light, the home delivers generous proportions, quality finishes, and a layout that balances everyday practicality with a sense of understated elegance.

Spanning two levels, this home greets you with a light-filled, striking entry, where elevated ceilings set the tone for what lies beyond. The open-plan living, dining, and kitchen areas create a spacious, connected central hub of the home, flowing seamlessly through to the outdoor entertaining space. A flexible downstairs layout with multiple living zones offers the perfect opportunity for families, professionals, or those seeking a space for a separate lounge, bedroom, play area, or large office. Upstairs, you'll find an additional living area, generously sized bedrooms, including the master bedroom with a walk-in robe and beautiful ensuite. Whether you're looking to enjoy the home yourself or secure a premium investment, this property offers both lifestyle appeal and long-term value.

Property Features:

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

- Thoughtfully designed kitchen with SMEG stainless steel appliances, including gas cooktop, oven, and built-in microwave, also featuring stone benchtops, island bench and a generous walk-in pantry with built-in shelves
- Spacious open-plan living and dining area, opening to the outdoor undercover entertaining space via large glass sliding doors
- Oak timber flooring throughout the downstairs living areas
- Separate lounge room or potential 4th bedroom downstairs
- Three generously sized bedrooms upstairs, all with built-in wardrobes and ceiling fans
- Master bedroom with walk-in robe and ensuite featuring a dual vanity
- Upstairs bathroom features separate bath, shower, and toilet
- Additional living area upstairs
- Spacious laundry with ample bench space, linen cupboard and external access
- Ducted reverse cycle air conditioning throughout
- Under-stair storage and an upstairs linen cupboard for excellent storage options
- Double garage with internal access
- Low-maintenance, landscaped rear yard designed for easy living
- Paved and undercover outdoor entertaining area

This is a beautifully presented home offering space, quality, and a relaxed coastal lifestyle in one of West Lakes Shore's most desirable settings. Set in a quiet street and surrounded by other quality homes, this location offers an enviable lifestyle close to the lake and parks. A large reserve sits nearby, with the lake's edge just a short walk away, ideal for morning walks, kayaking, or evening strolls. West Lakes Shore and Tennyson Beach are a short distance away, providing an excellent spot for enjoying the sun and sand. Within walking distance of Bartley Terrace Shopping Centre and a short drive to Westfield West Lakes, offering a range of shops, cafes and dining options.

A selection of well-regarded local schools, including West Lakes Shore School, Westport Primary School, and Seaton High School, makes it an ideal location for families. Public transport is easily accessible, and nearby sporting and recreational facilities, including Jubilee Reserve, West Lakes Tennis Club, Pembroke School Rowing Club, and SMOSH Football Club, further enhance the lifestyle on offer.

For further information please contact Rosemary Auricchio on 0418 656 386 or Levi Proude on 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

MORE DETAILS

Property ID	5094FE8
Property Type	House
Including	Ensuite
	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (3)
	Alarm
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Remote Garage
	Liveability



Rosemary Auricchio 0418 656 386

Sales Partner | rosemarya@ljhookerwestlakes.com.au

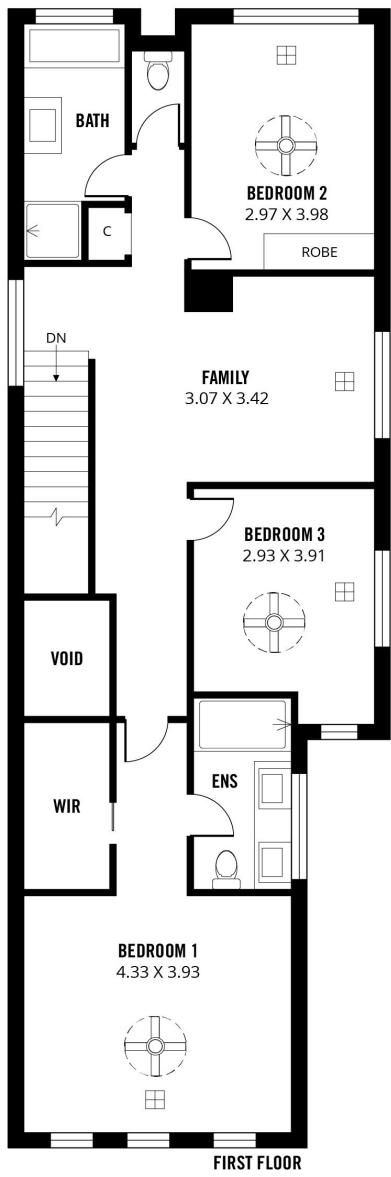
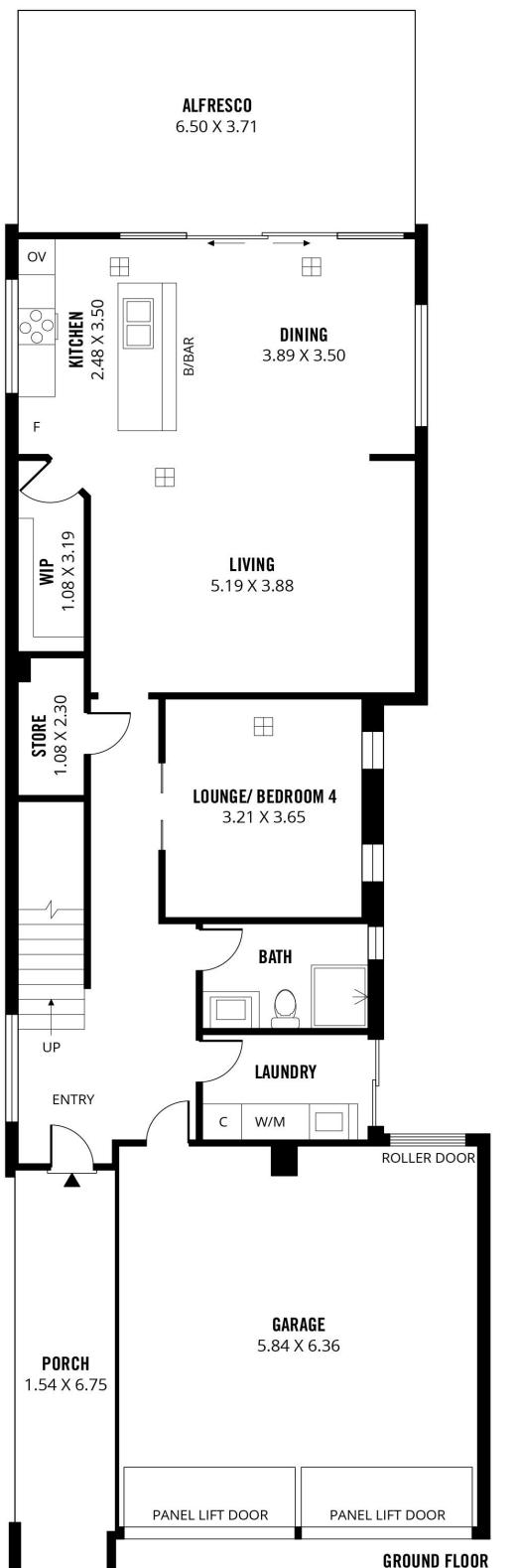
Levi Proude 0434 277 315

Sales Representative | levi@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



282m²

207m²

24m²

40m²

11m²

TOTAL

Living

Alfresco

Garage

Porch



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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