




3/20 Cormorant Court, West Lakes Shore

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## A LITTLE BIT OF HEAVEN ON THE ESPLANADE —WEST LAKES SHORE

**FOR SALE**  
\$1,306,000

### AGENTS

Mila Inat  
0411 641 120  
milai@ljmw.com.au

### AGENCY

LJ Hooker Mile End | Woodville  
(08) 8352 7111

Secure your slice of absolute beachfront living with this rare and exciting opportunity on the highly sought-after Esplanade at West Lakes Shore beach (adjacent to Tennyson beach). Whether you're looking to renovate, invest, or create a timeless family retreat, this property offers unlimited potential in an unbeatable coastal setting.

Perfectly positioned directly opposite the beach and alongside the Tennyson Dunes Discovery Trail, this solid 1980s brick townhouse is ready for transformation. With strong foundations and a blank canvas interior, the possibilities are only limited by your vision.

#### Upstairs Features:

- Three bedrooms. Master bedroom with wide private balcony showcasing uninterrupted coastal views from Grange to North Haven - truly breathtaking
- Original bathroom with deep bath, separate shower, vanity, and WC

#### Downstairs 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.



- Open-plan living and dining area with wide sliding doors with seamless access to a small courtyard and meters from entry to the Discovery Trail and West Lakes beach
- Original kitchen with electric appliances
- Separate laundry and additional WC
- Reverse cycle air-conditioning wall unit to living room and gas temperature-controlled hot water system

#### Additional Highlights:

- Lock-up carport with direct access to a private paved rear yard + additional car space
- Positioned within a secure, gated group of eight strata-titled residences
- Dual access via Cormorant Court and The Esplanade

This is a rare coastal opportunity to create something truly special in a tightly held beachfront location.

Don't miss your chance to inspect.

For more information or to arrange a viewing, contact Mila Inat at LJ Hooker Mile End & Woodville on 0411 641 120, available 7 days a week.

#### Specifications

Title: Strata Title  
 Year built: c1981  
 Council: City of Charles Sturt  
 Council rates: \$2,154.45pa (approx)  
 ESL: \$205.00pa (approx)  
 SA Water & Sewer supply: \$251.93pq (approx)  
 Strata Rates: \$775pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629

#### MORE DETAILS

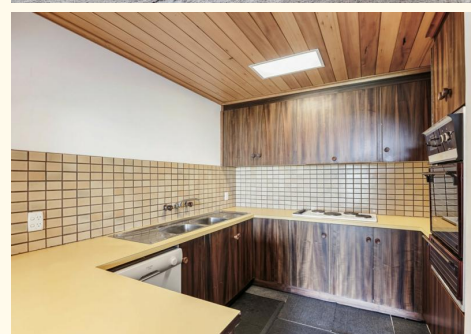
Property ID	YAFHDM
Property Type	Townhouse
Including	Close to Schools
	Close to Shops
	Close to Transport

#### Mila Inat 0411 641 120

Sales Executive | milai@ljmw.com.au

#### LJ Hooker Mile End | Woodville (08) 8352 7111

206A Henley Beach Road, TORRENSVILLE SA 5031  
 mileendwoodville.ljhooker.com.au | admin@ljhookermileend.com.au





## 20 Cormorant Ct West Lakes Shore

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