



6/10 Varram Way, West Lakes Shore

4 🏠 1 🚿 1 🚗

Spacious Parkside Living Just Walking Distance to the Coast

Backing directly onto the lush Edwin Reserve and within walking distance to the beach, this beautifully updated townhouse offers a lifestyle of space, convenience, and serenity. Tucked away in a quiet, wide street, it's the perfect combination of coastal living and parkland tranquillity.

Surprisingly spacious, the home features four bedrooms (or three plus a study) with main and bedroom 2 having built-in wardrobes, a central bathroom upstairs, and an additional toilet on the ground floor. The open-plan living and dining area flows seamlessly to a partially enclosed verandah, offering an ideal setting for outdoor entertaining with reserve views.

The modern-style kitchen is light-filled and well-appointed with stone benchtops, a double sink, pull-out dishwasher drawer, electric cooktop and oven, and ample storage. The open-plan dining and lounge area flows seamlessly to a covered pergola and low-maintenance backyard, complete with a rear gate providing direct access to Jubilee Reserve.

The refreshed laundry impresses with a timber benchtop, generous

FOR SALE
Contact Agent

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

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**

bench space, and an extra toilet for added convenience. Recent updates include freshly painted interiors, new carpets upstairs, and an updated staircase, making it truly move-in ready.

Outside, the lock-up garage with internal access and a wide frontage allowing for additional off-street parking enhance the lifestyle appeal, while landscaped gardens front and rear add to the home's welcoming charm.

Key Features:

- Direct access to Edwin Reserve's parklands
- Four bedrooms (or three plus a study/home office)
- Built-in wardrobes to bedrooms one and two
- Updated throughout with freshly painted interiors and new carpets upstairs
- Main bathroom upstairs plus additional toilet to the laundry
- Spacious open-plan dining and lounge area
- Modern kitchen with stone benchtops, electric cooktop, oven, double sink, pull-out dishwasher drawer, and ample storage
- Refreshed laundry with timber benchtop and generous bench space
- Covered pergola for year-round entertaining
- Lock-up garage with internal access
- Rear gate access directly to reserve
- Wide frontage with ample off-street parking
- Quiet, well-maintained group close to local amenities
- Split system air conditioning downstairs, ducted reverse cycle upstairs
- Short drive to Westfield West Lakes, Grange Golf Club, and public transport
- Walking distance to the beach and coastal walking trails

Directly adjoining the expansive Edwin Reserve, you'll enjoy easy access to soccer pitches, tennis courts, softball fields, croquet lawns, and a bowling club—all within walking distance. Plus, the beach, Westfield West Lakes, and local schools are just moments away.

Morning beach walks, afternoons on the reserve, and a home that truly feels like your own private retreat—this is lifestyle living at its best.

For more 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 4ZPRFE8
Property Type Townhouse
Including Study
Air Conditioning
Ducted Cooling
Ducted Heating
Toilets (2)
Courtyard
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage

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

