



2/99 - 101 Sansom Road, West Lakes Shore

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Standalone, Street-Fronted Low-Maintenance Living

Auction Location: On Site

Positioned at the front of a well-established and tightly held setting, this standalone, freestanding and detached single-level home offers the privacy and independence of a house with the simplicity of low-maintenance living. Immaculately presented and well maintained throughout, the home is filled with natural light and finished in soft, neutral tones, creating a calm and welcoming atmosphere while offering a sense of separation rarely found.

The layout is practical and inviting, with well-proportioned living and dining spaces flowing naturally to the outdoor courtyard and pergola. Designed for comfort, privacy and ease of living, the home is ideally suited to those looking to downsize without compromise, secure a low-maintenance lifestyle option, or invest in a consistently sought-after location.

Property Features:

- Detached single-level home
- Street frontage with private driveway
- Well-maintained and established setting

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.

FOR SALE

Auction

AGENTS

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AGENCY

LJ Hooker West Lakes | Henley Beach

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 **LJ Hooker**

- Spacious separate lounge room with decorative ornate ceiling
- Well-presented kitchen with stainless-steel appliances, wall oven, and storage
- Adjacent dining area with glass sliding doors opening to a private and secure low maintenance courtyard
- Outdoor entertaining area, ideal for relaxed gatherings and everyday enjoyment
- Two bedrooms, both with mirrored built-in wardrobes
- Functional bathroom with separate bath and shower
- Separate WC
- Automatic lock-up garage with direct access to the rear courtyard
- Ducted reverse-cycle air conditioning
- Automatic watering system servicing the outdoor areas
- Roller shutters

Set in a highly sought-after and convenient location, the home is within close proximity to West Lakes Shore Primary School, local shopping along Bartley Terrace, the beach, Point Malcolm Reserve, Jubilee Reserve and Semapaw Dog Park. With Westfield West Lakes shopping centre and coastal lifestyle attractions all nearby, this address offers a connected, central lifestyle where convenience and ease of living are a priority, continuing to appeal to downsizers, owner-occupiers and investors alike.

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	509EFE8
Property Type	Unit
Including	Air Conditioning Ducted Cooling Ducted Heating Toilets (1) Courtyard Built-in-Robes Secure Parking

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