






11 Lawton Crescent, Woodville West

## Affordable Entry into Modern, Low Maintenance Living

Tucked away in a quiet street, this modern Torrens Title townhouse presents an excellent opportunity for first home buyers, investors, couples and young families seeking a low maintenance and easy-care lifestyle. This home is designed for comfort and practicality, the home offers a well considered layout with light filled open plan living, making it a smart choice for those looking to step into the market or secure a solid investment in a convenient location.

### Property Features:

- High ceilings across both levels
- Neutral decor throughout
- Light-filled open plan living and kitchen area
- Modern kitchen with gas cooktop, oven, built-in pantry cupboard, dishwasher, Puratap and soft close drawers
- Floating timber floorboards throughout the main living area
- Entertaining area under the main roof
- Downstairs bathroom with floor to ceiling tiles
- Three well sized bedrooms, all with built-in wardrobes
- Main bedroom featuring private balcony
- Study alcove positioned upstairs, ideal for working from home
- Upstairs bathroom with full bath and floor to ceiling tiles

3  1  1 

**FOR SALE**  
\$799,000 - \$849,000

**VIEW**  
By Appointment

**AGENTS**  
Rosemary Auricchio  
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Nick Carpinelli  
0403 347 849  
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**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**

- European laundry neatly tucked away downstairs
- Linen cupboard located upstairs for additional storage
- Automatic garage with drive-through access
- Ducted reverse cycle air conditioning
- Security Alarm
- Fully enclosed, paved, low maintenance courtyard

Positioned in a convenient and well connected location between the city and the sea, this home is close to quality public and private schools including Woodville West Primary School, Seaton High School, Nazareth Catholic College and St Michael's College. Enjoy easy access to everyday shopping at Westfield West Lakes and Arndale Shopping Centre, along with nearby cafes and local amenities. Surrounded by green reserves, including the Woodville West Community Garden at the end of your street, the home also offers a lifestyle of convenience, with the coastline just a short drive away, including Grange Beach and Henley Beach. Public transport is easily accessible, with the train station at your fingertips and bus routes nearby, providing direct access to the City.

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

Please note images may have been digitally or AI enhanced for illustrative purposes only.

**MORE DETAILS**

Property ID	50FJFE8
Property Type	House
Including	Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Alarm Courtyard Balcony Dishwasher Floorboards Built-in-Robes Secure Parking

**Rosemary Auricchio 0418 656 386**

Sales Partner | [rosemarya@ljhookerwestlakes.com.au](mailto:rosemarya@ljhookerwestlakes.com.au)

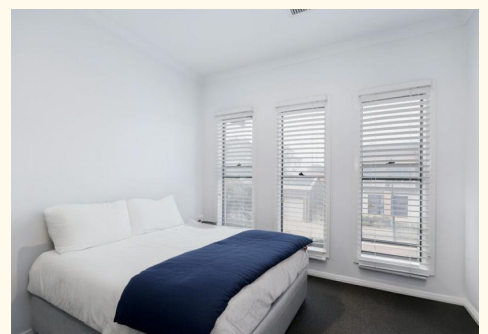
**Nick Carpinelli 0403 347 849**

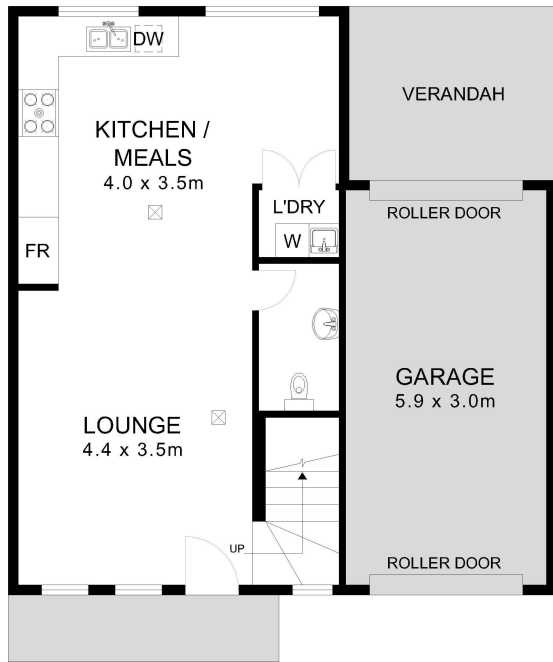
Sales Representative | [nickc@ljhookerwestlakes.com.au](mailto:nickc@ljhookerwestlakes.com.au)

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

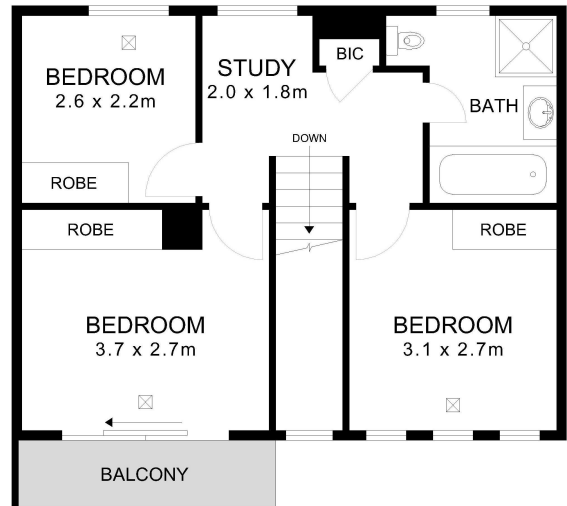
139 Tapleys Hill Road, SEATON SA 5023

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GROUND FLOOR



FIRST FLOOR

Approx Gross
Ground Floor = 41m <sup>2</sup>
First Floor = 50m <sup>2</sup>
Garage = 18m <sup>2</sup>
Verandah = 8m <sup>2</sup>
Balcony = 4m <sup>2</sup>
Porch = 4m <sup>2</sup>
Total = 125m <sup>2</sup>

### 11 Lawton Cres Woodville West

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