






**Sold**



13 Northcote Lane, Woodville West

3  2  2 

## Torrens Title Modern Living with Lifestyle Convenience

Perfectly positioned between Adelaide's western beaches and the CBD, this beautifully presented Torrens titled home offers a bright, airy feel with a modern open plan design for effortless, low maintenance living. The home is complemented by a high level of finishes throughout, enhancing both style and everyday comfort. The lounge, dining and kitchen form the heart of the home, creating a functional and inviting space, while high ceilings further enhance the sense of openness and natural light. Stacker glass doors open to a private paved courtyard, seamlessly connecting indoor and outdoor areas for relaxed entertaining.

Backing onto a reserve with private access, the home offers a peaceful retreat, complete with a spacious balcony - perfect for unwinding at the end of the day and taking in sunset views. Combining comfort and practicality, the property will appeal to a broad range of buyers including couples, young families, first homebuyers, investors and those looking to downsize, offering a lifestyle of ease with everything close at hand.

Property Features:

- Torrens Title Home

**FOR SALE**  
Contact Agent

### AGENTS

Rosemary Auricchio  
0418 656 386  
[rosemarya@ljhookerwestlakes.com.au](mailto:rosemarya@ljhookerwestlakes.com.au)

Nick Carpinelli  
0403 347 849  
[nickc@ljhookerwestlakes.com.au](mailto:nickc@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.



- Spacious open-plan living with dining and lounge area
  - Generously sized kitchen with waterfall stone benchtops, breakfast bar, stainless steel gas cooktop, oven, microwave alcove, dishwasher and ample storage
  - Commercial-grade soundproofing glass on both levels
- Stacker sliding doors leading out to a fully enclosed paved courtyard

- Spacious main bedroom with built-in wardrobe and private access to a balcony
- Modern ensuite with floor-to-ceiling tiles and floating vanity
- Bedroom 2 & 3 both generous in size with built-in wardrobes and access to the balcony terrace
- Main bathroom with separate bath, shower, floor-to-ceiling tiles and floating vanity
- Separate toilet downstairs
- Automatic lock-up garage with internal direct access and additional off-street parking
- Ducted reverse-cycle air conditioning
- High ceilings and timber floorboards
- European-style laundry with storage and hanging rail
- Additional storage area under the stairs
- Linen cupboard upstairs in the hallway for added storage

This home is situated in a convenient and well-connected location, perfectly positioned between the city and the sea. With a reserve at your backdoor and the Woodville West Reserve/Community Garden, playground and Soccer Club just a short walk away, the home offers a lifestyle of recreation and ease.

Centrally located, this home offers easy living with convenient public transport options. The train station is at your fingertips and bus routes nearby, providing direct access to the city. Enjoy everyday shopping at Westfield West Lakes, with nearby cafes and local amenities to complement your lifestyle. The home is also close to quality public and private schools, including Our Lady Queen of Peace, Nazareth Catholic College, and St Michael's College.

For further information or to arrange a viewing, please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0404 033 849.

**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 some images have been digitally enhanced or virtually staged for illustration.

## MORE DETAILS

Property ID 50J7FE8  
Property Type House  
House Size 190 m2  
Including Ensuite  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Toilets (3)  
Courtyard  
Balcony  
Dishwasher  
Outdoor Entertaining  
Floorboards  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Liveability

### **Rosemary Auricchio 0418 656 386**

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

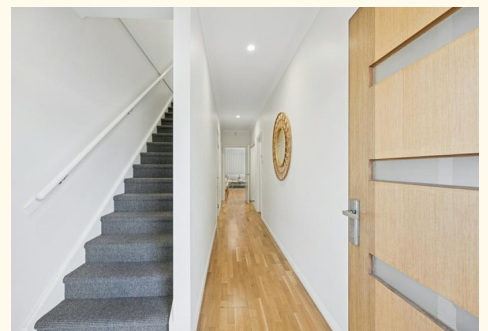
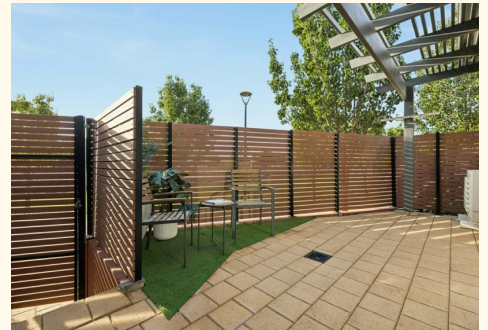
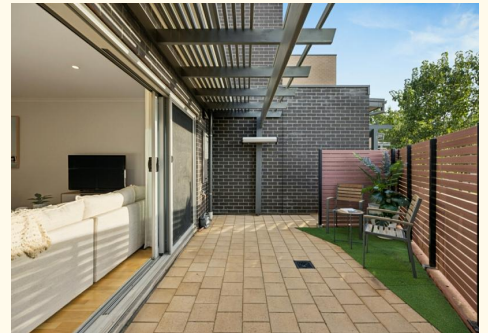
### **Nick Carpinelli 0403 347 849**

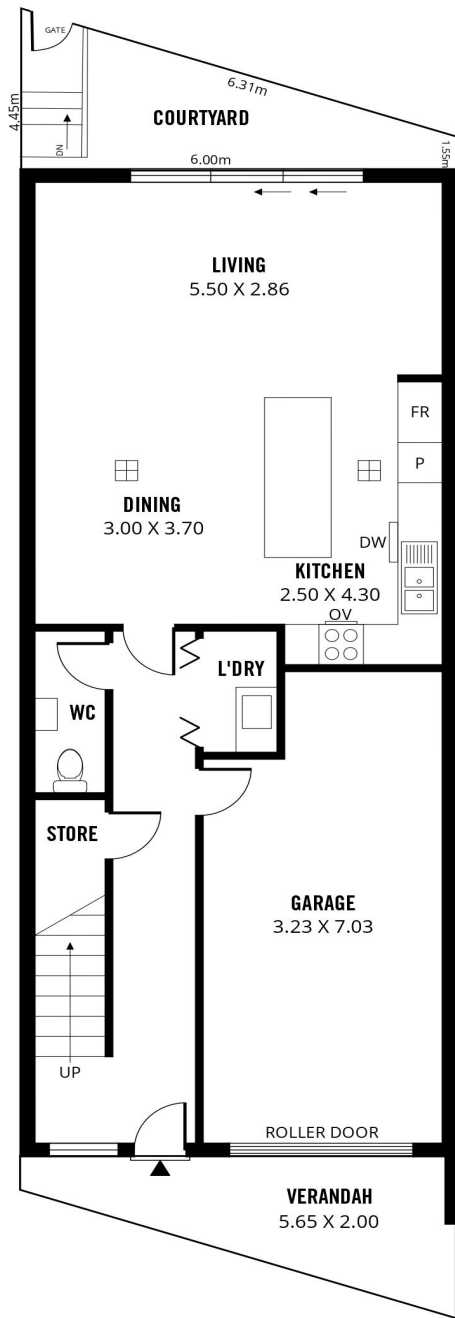
Sales Representative | [nickc@ljhookerwestlakes.com.au](mailto:nickc@ljhookerwestlakes.com.au)

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

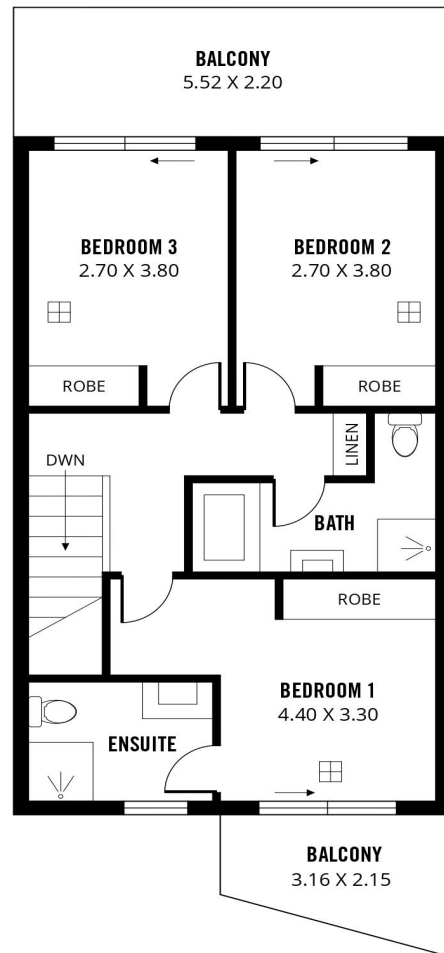
139 Tapleys Hill Road, SEATON SA 5023

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**GROUND FLOOR**



**FIRST FLOOR**

**194m<sup>2</sup>**

**TOTAL**

**127m<sup>2</sup>**

Living

**8m<sup>2</sup>**

Verandah

**24m<sup>2</sup>**

Garage

**17m<sup>2</sup>**

Balcony

**18m<sup>2</sup>**

Courtyard



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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