

50c Pitman Avenue, Woodville West

## Brand New with High-Quality Finishes and Designed for Effortless Living

This elegant, striking and brand-new residence showcases sleek contemporary design, refined detail and high-quality finishes throughout. From the moment you arrive, the modern facade makes a lasting impression, while inside the home reveals light-filled interiors, airy proportions and a sophisticated ambience enhanced by clean lines and neutral tones. Thoughtfully designed for modern living, the home showcases a seamless indoor-outdoor flow that enhances light, space and effortless comfort, creating an inviting and refined atmosphere. Comfortable, easy care and low maintenance in its design, this is a home that is sure to impress those seeking style without compromise.

Step inside and experience a residence that instantly feels welcoming, fresh and effortlessly liveable. Designed to suit a range of lifestyles, it presents as the perfect blend of contemporary elegance and practical comfort, offering an environment where you can simply move in, settle and enjoy from day one.

Property 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.

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**FOR SALE**  
Under Contract

### AGENTS

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### AGENCY

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

LJ Hooker

- Attractive front facade with stone feature and contemporary front door
- High ceilings at 2.7m and tall quality internal doors throughout
- Elegant entrance foyer flowing seamlessly toward the gourmet chef kitchen and Butler's kitchen
- Stunning floorboards throughout
- Large windows enhancing the home's light and airy feel
- Gourmet chef kitchen with stone benchtops, 900mm five-burner gas cooktop, oven and dishwasher
- Butler's kitchen with additional storage, stone benchtops and provision for large fridge
- Alfresco entertaining area under the main roof with wide sliding doors opening to the private, fully enclosed backyard
- Laundry with stone benchtops and ample storage
- Enclosed staircase with storage room underneath
- 3 generously sized bedrooms, with built-in mirrored wardrobes to Bedrooms 2 and 3.
- With a bedroom downstairs offering flexible single level living options
- Main bedroom with floor-to-ceiling windows, extensive built-in wardrobes and designer ensuite with floor to ceiling tiling and stone top floating vanity
- 2 modern full bathrooms, one conveniently located upstairs and one downstairs, both featuring stone top floating vanities, large showers and toilets, with the upstairs bathroom also offering a luxurious full size bath
- Ducted reverse cycle air-conditioning
- Intercom and security system
- Oversized garage with epoxy flooring and rear yard access, ideal for vehicle, storage and bikes
- Wide driveway allowing additional off-street parking
- Low-maintenance front and rear grounds
- Surrounded by quality new homes in a quiet street setting

Perfectly positioned between the city and the coast, this address delivers lifestyle and convenience in equal measure. Quality public and private schooling options including Woodville High School, Nazareth Catholic College and Our Lady Queen of Peace are nearby. Local reserves and playgrounds provide excellent outdoor recreation, while St Clair Recreation Centre is just moments away. Westfield West Lakes and Hendon shopping facilities offer everyday convenience, and The Queen Elizabeth Hospital along with specialist medical services are close at hand. With a train station within walking distance, commuting to the CBD is simple and efficient.

For further information please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

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

## MORE DETAILS

Property ID 50B0FE8  
Property Type House  
Including Ensuite  
Study  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Toilets (3)  
Courtyard  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Remote Garage  
Liveability

**Rosemary Auricchio 0418 656 386**

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

**Nick Carpinelli 0403 347 849**

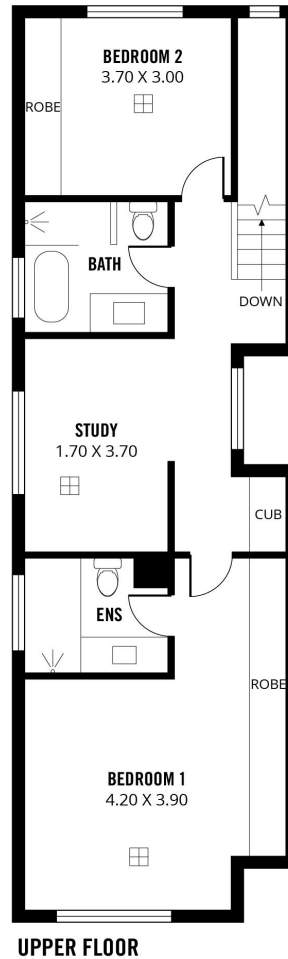
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215m<sup>2</sup>

TOTAL

162m<sup>2</sup>

Living

16m<sup>2</sup>

Alfresco

33m<sup>2</sup>

Garage

2m<sup>2</sup>

Porch

2m<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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