

**11 Martinique Court, West Lakes, SA 5021**

**HARRIS**

**Sold House**

Saturday, 12 August 2023

11 Martinique Court, West Lakes, SA 5021

Bedrooms: 6

Bathrooms: 2

Parkings: 2

Area: 756 m<sup>2</sup>

Type: House

## Contact agent

Hayley your West Lakes Specialist proudly presents 11 Martinique Court, West Lakes. Situated on a generous land size of approximately 756 square meters, this property offers ample space for outdoor activities and potential future expansions. While some renovations have been completed, providing a solid foundation, there is still an opportunity for you to add your own personal touches to make it truly yours. This single-story gem boasts up to six spacious bedrooms, providing ample space for a growing family or accommodating guests. With two well-appointed bathrooms, mornings and evenings will be a breeze for everyone in the household. The upgraded kitchen is a standout feature, offering a modern and functional space where culinary delights can be prepared with ease. The double garaging ensures ample room for your vehicles while offering additional storage space for all your needs. Plus, with heating and cooling systems in place, you can enjoy a comfortable living environment throughout the year, no matter the weather. What's more, the inclusion of cost-saving solar panels means you can reduce your energy costs while making a positive contribution to the environment. Location is key, and 11 Martinique Court delivers. Situated near the serene lakeside, you'll have the opportunity to embrace nature and enjoy peaceful walks along the water's edge. Additionally, the beach and the vibrant Westfield West Lakes Shopping Centre are within easy walking distance, providing convenience and a variety of shopping, dining, and entertainment options right at your doorstep. This is your chance to create a truly special family home in one of the most desirable areas of West Lakes. Don't miss out on the opportunity to make 11 Martinique Court your own. Contact us today to arrange a viewing and unlock the potential that awaits you in this delightful property. Specifications: CT / 5271/423 Council / Charles Sturt Zoning / WNB Built / 1981 Land / 756m<sup>2</sup> Frontage / 14.42m Estimated rental assessment / \$750 to \$800 per week / Written rental assessment can be provided upon request. Nearby Schools / West Lakes Shore School, Hendon P.S, Westport P.S, Alberton P.S, Le Fevre Peninsula P.S, Seaton H.S, St Michael High School. Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409