

# 2 Cormorant Court, West Lakes Shore, SA 5020



## Sold House

Thursday, 16 November 2023

2 Cormorant Court, West Lakes Shore, SA 5020

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Rosemary Auricchio  
0883473666



Niki Pittakis  
0883473666

**\$802,000**

Auction Location: On Site Situated in a serene beachside setting, a mere 150 metres (approx.) from the pristine shores, this meticulously maintained and private north facing home beckons with a promise of a low-maintenance lifestyle in a coveted blue-chip locale. Seamlessly blending coastal charm with enduring architectural features, this single-storey home beckons those yearning for the quintessential sea change. Step into a thoughtfully designed dwelling boasting a versatile floorplan for modern day living. Two spacious bedrooms, modern kitchen, and two well-planned living areas. The interior is adorned with plantation venetian shutters, adding both character and privacy to the immaculate space. Outside, relish in the satisfaction of an expansive, neatly enclosed yard that proudly accommodates a generous double garage. This outdoor haven extends to offer a delightful social hub, featuring a paved entertainment area under a charming pergola - the perfect setting for family barbecues or late-night stargazing. Embrace the allure of coastal living in this impeccably crafted residence where every detail has been curated for a life of comfort and tranquillity. Property Features Include: - Light and bright with neutral tones throughout - Separate formal lounge and dining area - Open plan kitchen, casual meals and living room with direct access to the outdoor area - Tastefully renovated kitchen with a gas cooktop, wall oven, breakfast island, dishwasher and skylight - Two spacious bedrooms both with built-in wardrobes - Main bathroom with separate bath, shower and toilet - Large paved outdoor entertainment with cafe blinds - Expansive enclosed rear yard - Double lock-up garage + additional parking space in front and space for boat/caravan in the side of garage - Ducted reverse cycle air-conditioning - Landscaped gardens - Tool shed Discover the wonder of simple living with a coveted West Lakes Shore address, where location and lifestyle seamlessly intertwine. Enjoy brief strolls to the beach, the vibrant Westfield West Lakes just a stone's throw away. Benefit from added convenience with nearby amenities, including Oar Cafe and easy access to public transport, putting everything you need right at your fingertips. Get in touch with Rosemary Auricchio on 0418 656 386 or Niki Pittakis on 0434 277 315 to find out more about the property. 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 purchasers 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