

**1/38 West Lakes Boulevard, Albert Park, SA, 5014**



**House For Sale**

Sunday, 13 October 2024

1/38 West Lakes Boulevard, Albert Park, SA, 5014

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## A Hidden Gem of Modern Comfort

Welcome to 1/38 West Lakes Boulevard, a contemporary home that truly offers more than what meets the eye. This meticulously maintained property invites you to experience a harmonious blend of modern convenience and thoughtful design. Upon entry, you are greeted by a spacious lounge that seamlessly flows into an open-plan kitchen and dining area, bathed in natural light. The kitchen features stone benchtops, a 600mm gas cooktop, an undermount oven, and a dual stainless sink, ensuring both style and functionality.

Upstairs, discover a true private oasis with three plush-carpeted bedrooms. The master suite boasts an ensuite, walk-in robe, and a private balcony, while the central bathroom and a versatile study space add to the appeal of this serene level.

The low-maintenance courtyard at the rear is a standout feature, offering a beautifully kept space for relaxation and entertaining. With its easy-care lawn and room to entertain, it's perfect for both quiet moments and lively gatherings.

### Key Features:

- Well-maintained common areas with established gardens
- Open plan living, kitchen & dining
- Contemporary kitchen with stone benchtops, 600mm gas cooktop, undermount oven & dual stainless sink
- Carpeted stairs & upstairs living spaces
- Master bedroom with a private balcony, ceiling fan, ensuite & walk-in robe
- Two additional carpeted bedrooms with built-in robes
- Versatile home office or second living area
- Main bathroom with neutral tiles, bathtub, shower & vanity
- Separate downstairs toilet
- Ducted reverse cycle air-conditioning throughout
- Laundry with direct access outside
- Low-maintenance courtyard with room to play
- Single garage Internal access
- Separate water & gas meters
- Plumbed rainwater tank
- NBN ready
- Security system

Situated in the highly desirable suburb of Albert Park, 1/38 West Lakes Boulevard offers a blend of convenience and community. Nearby schools include Alberton Primary and Woodville High School, while local parks like St Clair Recreation Centre and Albert Greenshields Reserve provide excellent recreational options. Westfield West Lakes is a short drive away for shopping, dining, and entertainment. With Albert Park train station nearby and a 20-minute drive to Adelaide's CBD, the area offers a serene residential environment with excellent connectivity, ideal for families, first-time buyers, and downsizers.

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