

**43 Heysen Crescent, West Lakes Shore, SA, 5020**



**House For Sale**

Friday, 16 August 2024

43 Heysen Crescent, West Lakes Shore, SA, 5020

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Family Friendly Comfort - 100m from the Lake & Reserve

Set against the idyllic West Lakes Shore backdrop, this renovated three-bedroom family home is set on a generous size allotment 726sqm (approx.) with wide street frontage presents the perfect opportunity for families, entertainers, and developers alike, seeking comfort and convenience whilst offering potential for future development.

Nestled just 100 metres from the serene lake and picturesque Heysen Park Reserve, this inviting family home offers an unparalleled lifestyle for those seeking a nurturing environment to raise their children. Imagine morning walks by the water, weekend picnics in the park, and endless outdoor adventures, all just steps from your front door.

The home itself exudes warmth and comfort, with spacious living areas designed for family gatherings and cosy moments. Each room is bathed in natural light, creating an inviting atmosphere that welcomes you home after a busy day.

### Features To Note:

- Family home on a large 726m<sup>2</sup> (approx.) allotment
- Separate formal lounge and dining
- Open plan family and kitchen area with direct access to veranda
- Renovated kitchen with stainless steel appliances, dishwasher, pura tap, ample bench space and walk-in pantry
- Main bedroom with walk-in wardrobe, ceiling fan and private ensuite with floor-to-ceiling tiling
- Two additional spacious bedrooms with built-in wardrobes, third bedroom with ceiling fan
- Refurbished large main bathroom with floor-to-ceiling tiling, separate bath and shower
- Spacious laundry area with direct access to the rear yard
- Expansive undercover entertaining area
- Large enclosed rear yard with a variety of fruit trees perfect for the kids to play around in
- Potential to add your own swimming pool
- Double lock up garage with drive-thru access to the backyard plus space to add another garage
- Reverse cycle air conditioning
- 2 x tool sheds
- Rainwater tank

Positioned in this highly sought location within walking distance to West Lakes Shore Primary School, Bartley Terrace local Shopping Centre, West Lakes Westfield Shopping Centre and transport close by.

This exemplary home is more than just a residence; it's a lifestyle of ease and sophistication.

For more information about the property, 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 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