

# Lot 176 Morcon Lane, West Lakes, SA 5021

Commercial & General

## Sold House

Wednesday, 27 September 2023

Lot 176 Morcon Lane, West Lakes, SA 5021

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 130 m<sup>2</sup>

Type: House



Sam Moten

## Contact agent

The Nineteenth is WEST's premium neighbourhood, a long-awaited, limited home and land collection offering a front row seat to the manicured greens of The Grange Golf Club and the tree-lined Linear Park walking trails. The Nineteenth presents an unrepeatable opportunity to adopt an uncompromising lifestyle in the award-winning WEST community. Lot 176 features the 'Ellerston 48' architecturally designed home with striking street appeal and a clean fresh layout inside. The gallery entry takes you through to two private bedrooms and an impressive bathroom with a bathtub for you to relax. The upstairs area is perfect for entertaining with expansive open plan living and light grabbing windows opening onto the balcony where you can sit and enjoy those balmy hot summer nights overlooking the golf course. The standout kitchen is big on storage with its own walk-in-pantry, full length and overhead cupboards. The master suite is privately positioned to the rear of the home with direct access to a second generous balcony. The large walk in robe and cleverly designed ensuite are sure to impress. Lot 176 includes these stunning features:

- Architecturally designed
- Golf course frontage/views
- Direct access to Linear Park walkways
- Two private balconies
- Built in robes to bedrooms and spacious walk in robe to master bedroom
- Study nook to bedroom 3
- Two luxury bathrooms with high-end fixtures and fittings and full height tiling
- Smeg appliances including integrated dishwasher
- Caesarstone benchtops throughout
- Walk in pantry with ample storage
- Engineered timber flooring and plush wood carpets
- Ducted reverse cycle heating & cooling throughout with zone control
- Secure garage parking with internal access and second carparking space
- Garage to the rear of the home with private lane access
- Security system with touch keypad
- Landscaping with irrigation, paving, rainwater tank, clothesline

A light and dark colour palette are on offer for you to choose a style that best suits your tastes.

AREA SCHEDULE  
Ground Floor: 63sqm  
First Floor: 88sqm  
Deck/Balconies: 10sqm  
Garage: 20sqm  
Porch: 1sqm  
House Size: 182sqm  
Lot Size: 130sqm

ENQUIRE NOW  
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VISIT US  
WEST Sales & Information Centre  
57 Phillips Street  
(corner Charles Street) West Lakes  
Open Monday to Thursday & Saturday 12-4pm

FINE PRINT  
Floorplans and artist impressions are indicative only and are subject to variations based on a final documentation for each individual allotment. Changes may be made during the development and dimensions, areas, fittings, finishes and specifications are subject to change without notice in accordance with the provision of the contract for sale and purchase of land. Fridge and furniture not included with any sales and should not be taken to indicate final positions of power points, TV connections and the like. Prospective purchasers must rely on their own enquiries. The areas calculated are estimates only. RLA 206 415