




6/38 West Lakes Boulevard Bvd, Albert Park, SA 5014**Sold - 29/07/2025**Townhouse 3  2  1 

A Hidden Gem Offering More Than You'd Expect

Offering low-maintenance living without compromising on space or comfort, this modern townhouse delivers generous proportions, functional design and contemporary comfort, making it an excellent opportunity for first-home buyers, young couples starting their homeownership journey, or investors looking for a quality addition to their portfolio.

Open for Inspection

By Appointment.

Set back from the street, within a well-maintained group and designed for practical living, the home spans two light-filled levels. On the ground floor, you'll enjoy spacious open plan living, dining, and kitchen areas, all flowing effortlessly to an enclosed private courtyard with an established garden, perfect for a morning coffee or unwinding at the end of the day. The stylish kitchen is equipped with sleek stone benchtops, a double sink, gas cooktop, dishwasher, and ample storage, offering both functionality and flair for home cooking or entertaining.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation. The main bedroom serves as a true retreat with a built-in wardrobe, ensuite with floor to ceiling tiles, and private balcony. Bedrooms two and three include built-in wardrobes and share access to a centrally located family bathroom, while a separate upstairs retreat adds flexibility as a study, reading nook or second living area. Ceiling fans feature in all bedrooms for added comfort, and a separate downstairs toilet offers convenience for guests.

Further enhancing the appeal, this home features ducted reverse cycle air conditioning throughout, a generous over-sized laundry with stone benchtop, secure automatic lock up garage with internal access, and additional storage. Outdoors, the easy-care courtyard with its established garden bed provides a touch of greenery without the upkeep of a large yard.

Key Features:

- Three generous bedrooms, all with wardrobes and ceiling fans
- Main bedroom with built-in wardrobe, ensuite and private balcony
- Separate upstairs retreat/living space
- Open-plan living, dining and kitchen with sliding door to rear yard
- Stylish kitchen with stone benchtops, double sink, gas cooktop, dishwasher and ample storage
- Laundry with generous stone benchtop space and storage
- Two bathrooms plus additional toilet on lower level
- Ducted reverse cycle air conditioning throughout

Listed By

Rosemary Auricchio
Phone: (08) 8347 3666
Mobile: 0418 656 386

Frank Azzollini
Phone: (08) 8347 3666
Mobile: 0419 849 037

