

MENGO GROUP PRESENTS

ILIAS

6 SIMS CRESCENT, WEST LAKES SA 5021

A considered family home in a quiet West Lakes pocket. Built by 5AB Homes.

MENGO GROUP

4	3.5	2	305 M²	444 M²
BED	BATH	CAR	BUILD	LAND

HARRIS REAL ESTATE
TROY LAW

0449 763 628
troyl@harrisre.com.au
RLA 226409

The home

A considered family home in a quiet West Lakes pocket, offered as a house and land package. Four bedrooms and 3.5 bathrooms across two levels, a master suite on each, and an open plan kitchen, living and dining that opens to the alfresco. A large, private backyard is rare in a new build like this. Built by 5AB Homes.

The backyard

A large, private backyard with room for the kids to play and for a pool, opening off the alfresco.

Open plan living

Kitchen, dining and living in one space, opening to the alfresco through stacker doors.

The kitchen

Stone benchtops with waterfall ends, Smeg 900 mm appliances and a walk-in pantry.

Location

A quiet pocket of West Lakes, close to the lake, the Grange Golf Club, Westfield West Lakes and the beach.

Secure and low maintenance

Alarm and video intercom, a double garage with an exposed aggregate driveway, and landscaping front and rear with irrigation.

Two master suites

One on each level, each with a walk-in robe and ensuite.

Upstairs retreat

A second living zone with the bedrooms, bathroom and study around it.

The bathrooms

Freestanding bath, frameless glass showers and stone vanities with round basins.

Built to last

Hebel external walls, double glazed windows and square set ceilings.

Quality finishes

Danish Walnut cabinetry, brushed nickel tapware and accessories, and Landmark Limestone stone cladding to the front pier.





HARRIS REAL ESTATE
Troy Law

0449 763 628
troyl@harrisre.com.au
RLA 226409

MENGO GROUP

MENGO GROUP

ILIAS

LOT B / 6 SIMS CRESCENT
WEST LAKES SA 5021

AREA SCHEDULE

LOWER LIVING	125 m²
UPPER LIVING	122 m²
ALFRESCO	15 m²
GARAGE	39 m²
PORCH	4 m²
TOTAL	305 m²

4	3.5	2	305 m²	444 m²
BED	BATH	CAR	BUILD	LAND

Builder / 5AB Homes

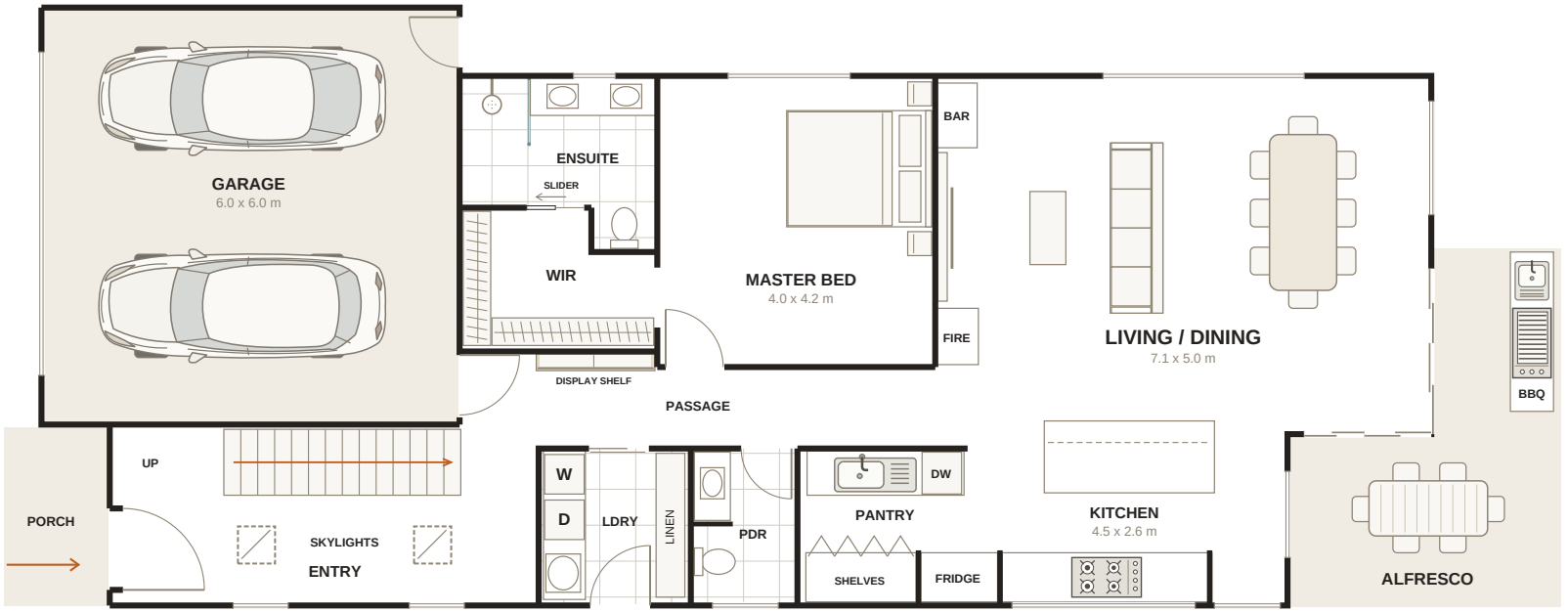
HARRIS REAL ESTATE

TROY LAW
0449 763 628
troyl@harrisre.com.au
RLA 226409

Room dimensions and areas are approximate.
Layout and furniture indicative. Not to scale.

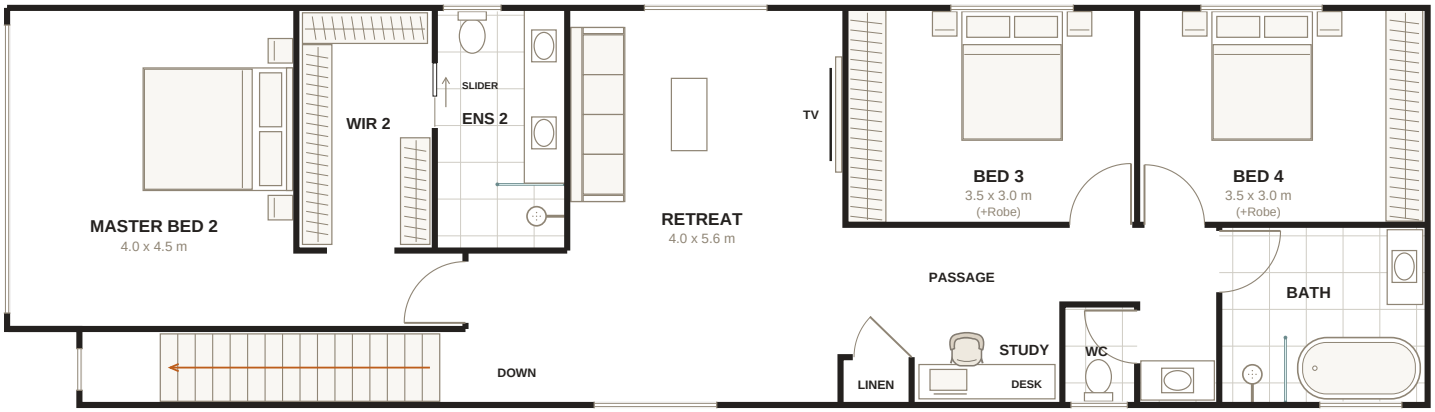
GROUND FLOOR

GARAGE, LIVING, KITCHEN, MASTER SUITE



FIRST FLOOR

RETREAT, SECOND MASTER SUITE, BEDROOMS, STUDY



West Lakes

A quiet pocket of West Lakes, where life is built around the water, the green space and the coast.



The lake

Wide open water and walking paths right through the suburb. A relaxed, outdoors way to live.



The Grange Golf Club

A round of golf on the southern edge of the suburb.



West Lakes Shopping Centre

Everyday shopping, dining and services close by.



The beach

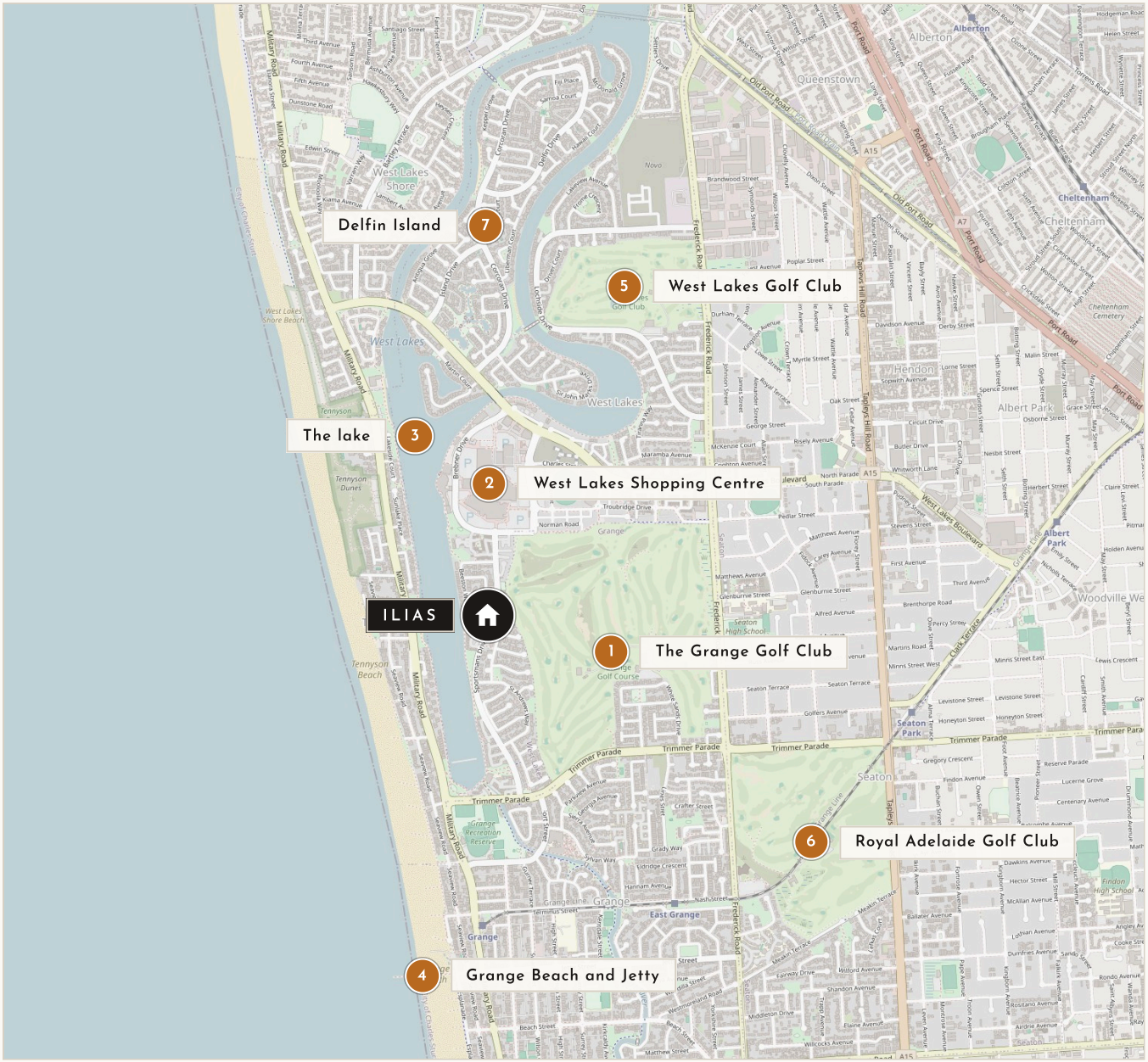
Grange Beach and the coast are a short drive away for summer swims and sunsets.

Photos: Lake, Golf99, CC0. Grange Beach, FotoSleuth, CC BY 2.0.

HARRIS REAL ESTATE
Troy Law

0449 763 628
troyl@harrisre.com.au
RLA 226409

Location



Map data © OpenStreetMap contributors

⌂	**Ilias** 6 Sims Crescent, West Lakes	
1	**The Grange Golf Club** Championship golf, next door	0.7 km
2	**West Lakes Shopping Centre** Shopping, dining and services	0.7 km
3	**The lake** Tidal lake through the suburb	0.2 km
4	**Grange Beach and Jetty** Beach, jetty and cafes	1.9 km
5	**West Lakes Golf Club** Golf on the lake's edge	1.8 km
6	**Royal Adelaide Golf Club** Championship golf	2.0 km
7	**Delfin Island** Lakeside living	2.0 km

Distances are approximate straight-line distances from the property. Also nearby: Henley Beach (about 3.8 km) and Semaphore (about 5.5 km).

HARRIS REAL ESTATE
Troy Law

0449 763 628
troyl@harrisre.com.au
RLA 226409



ILIAS / 6 SIMS CRESCENT, WEST LAKES

GET IN TOUCH

To find out more about Ilias, or to request the plans and pricing, contact Troy.

HARRIS REAL ESTATE

Troy Law

PROPERTY CONSULTANT

PHONE
0449 763 628

EMAIL
troyl@harrisre.com.au

LICENCE
RLA 226409

OFFICE
Level 5, 2 King William Street, Kent Town
SA 5067

MENGO GROUP

Developed by Mengo Group.
Built by 5AB Homes.
Sold by Harris Real Estate.

The floor plan is not to scale; measurements are indicative and in square metres. External finishes shown for illustrative purposes only. Exterior elements are an artist's impression. Plans should not be relied on and interested parties should make and rely on their own enquiries.