







Elevated Ocean Views in Premier Location

Renovate, rent out or demolish & build your dream 3 level coastal stunner with fabulous ocean views.

Superbly located in central City Beach only 350 metres from the golden shoreline this Circa 1975 split level home sits proudly on a sought after elevated 789 SQM block with an expansive 26m frontage.

This architecturally interesting split level home presents a world of possibilities for visionary home seekers. Boasting 4 bedrooms, 2 bathrooms, study, multiple living areas and a generous backyard with swimming pool this spacious abode is offered for sale for the first time in almost 3 decades.

Situated in one of the suburb's premier streets surrounded by new high quality multi-million dollar homes this prime property offers the astute buyer a highly sought after coastal lifestyle with the potential for panoramic ocean views.

Ideally located close to Empire Village, Kapinara Primary School, Holy Spirit Primary School, Wembley Golf Course, Bold Park precinct, a selection of nearby restaurants, green belt parkland and amply public transport.

Two similar recent block value properties were snapped up in a matter of days so be quick for this rare opportunity!

4 3 2 789m2

Price	SOLD for $2,400,000
Property Type	Residential
Property ID	29292
Land Area	789 m2

Agent Details

Ian Fatharly - 0411 886 183

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman,
WA, 6017 Australia
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For further details or to arrange a private viewing please contact Ian Fatharly on 0411 886 183 or ian@xceedre.com.au

Features Include;
• 4 bedrooms with built in robes
• Study or possible 5th bedroom
• 3 Living areas plus dining room
• Modern kitchen with granite bench-tops
• Separate laundry with 3rd w/c and shower
• Double lock-up garage
• Below ground concrete pool-currently drained
• Large elevated 789sqm block with wide 26m frontage
• Prime location, surrounded by numerous amenities and excellent schools.

Location highlights;
• 350m- Beach front
• 600m- Holy Spirit Primary School
• 1.2km- Tilton Park
• 1.2km- Greenleaf Pharmacy
• 900m- Kapinara Primary School
• 2.3km- The Boulevarde IGA & Café & Restaurant precinct
• 2.5km- Wembley Golf Course
• 3km to Churchlands Senior High School
• 3km to Newman Senior High School
• 2.6km- Hale School
• 2.7km- City Beach Oval
• 2.8km- Odyssea, Hamptons, Clancy's, Voyage Kitchen
• 2.9km- Bold Park Aquatic Centre

Water Rates- $1,828.40
Council Rates- $3,695.72

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