

Sold



8 Tilton Tce, City Beach



LUCKY NUMBER 8

This 1206 square metre, significant parcel of land is in a sought-after location in City Beach with all the trimmings of a sumptuous resort. This massive residence is 722 square metres.

The boundaries are:

- * Tilton Terrace = 39 metres
- * Gifford Gardens = 27 metres
- * North Facing = 39 metres
- * South Facing = 42 metres

THE HOME

- * Lucky Number 8
- * This spectacular, luxury home offers six bedrooms, five bathrooms, parking for five cars and plenty inside the fence perimeter, along with a state-of-the-art wine-room, theatre room, luxury outdoor living area and sparkling below ground, heated pool with a two-metre flowing water feature.
- * The grand entrance is like a private hotel with access via two remote controlled security gates.
- * The outdoor reticulated gardens include beautiful planter boxes with mature, plants and palm trees.
- * The property would suit a large family with children and pets, and/or an elderly parent living in or au pair/maid.
- * It is rare to find a home of this calibre offering such fabulous living and entertaining options, with proximity to beach, CBD, transport and excellent

6 5 15 1,206 m²

Price	SOLD
Property Type	Residential
Property ID	29978
Land Area	1,206 m ²
Floor Area	722 m ²

Agent Details

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Office Details

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XCEED 
REAL ESTATE

schools.

* Beautiful views to the hills and surrounding suburbs from all levels of this luxury home.

GROUND FLOOR

* Guest house accommodation or kid's retreat with bedroom, bathroom, and kitchen.

* Bedroom with private bathroom interconnecting with the study.

* There is a bar area with a beautiful gas fire place.

* Gourmet kitchen with granite bench tops.

* Gas Cook Top and Electric 900mm Oven.

* Built In Microwave space.

* Double Door Fridge/Freezer.

* Loads of storage space.

* Formal and informal dining areas.

* Private Theatre Room.

* Huge study with timber shelving to work from home.

* Superb alfresco area overlooking the expansive sparkling below ground, heated pool with a built in BBQ area fit for a king.

* Tranquil, tropical fish glass aquarium.

FIRST FLOOR

* Master bedroom with Ensuite with double his and her vanities and spa bath surrounded with large glass partition.

* Huge walk-in robe with plenty of hanging space.

* All the bedrooms are double bedrooms with the third, fourth and fifth with interconnecting doors to the bathroom, one with its own dedicated bathroom.

* The bathroom has double vanities and a bath.

* On this level is a spacious TV, Games or Family room with a sink, and a gas fireplace and loads of storage space.

LOWER GROUND FLOOR

* Remote controlled garage for five cars.

* Bench space for a workshop.

* Luxury wine cellar accommodating 1000 bottles of wine.

SPECIAL FEATURES

* Reverse cycle air-conditioning with 3 controllers - 2 downstairs | 1 upstairs with 6 controlled zones to personally suit your cooling or heating requirements.

* Electronic security gates to enter the property - 3 security cameras - phone application.

* Intercom at front gate.

* Full security on all windows and doors.

* Solar heated below ground pool with separate children's pool.

* Spa electric heated to 35 Celsius.

* Manicured reticulated gardens.

THE LOCATION - SCHOOLS

* Kapinara Primary School - Primary - Government - 0.14km

* Holy Spirit School - Primary - Catholic - 0.91km

* City Beach Primary School - Primary - Government - 1.13km

* The Japanese School in Perth - Combined - Independent - 1.46km

* Hale School - Combined - Independent - 1.97km

- * Newman College - Combined - Catholic - 2.18km
- * Churchland's Senior High School - Secondary - Government - 2.56km

THE LOCATION

- * Australia's Best Public Golf Course Experience. Wembley Golf Course is a purpose-built public golf facility that leads the nation in design and functionality to attract more than just golfers. The entire complex includes 36 holes of golf, a 'State of the Art' 80 bay automated driving range, Perth's best mini golf experience, one of Australia's biggest pro shops and WA's only PGA Learning and Performance Centre.
- * <https://www.wembleygolf.com.au>
- * City Beach is 4 minutes away.
- * Swanbourne Beach is 13 minutes away.
- * Scarborough Beach is 9 minutes away.
- * Bold Park Aquatic Centre is 3 minutes away.

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