

FOR SALE

ENJOY SPECTACULAR INDIAN OCEAN SUNSETS
FROM THIS IMPRESSIVE ENTERTAINERS HOME
| HIGH POINT SOUTH CITY BEACH

THE LOCATION

In my 25 years of selling South City Beach properties, these are the best ocean views I have seen bar-none! This huge 1022sqm landholding is only metres from the beachtrack and sits atop the highest hill in South City Beach. Due west, Bodmin Ave (the suburb's tiniest street, only three homes long) is your direct route to the beach track and ensures that there will never be any homes in between you and the beachfront protecting your views forever!

South City Beach is the west coast's most secluded coastal hamlet. This closest beachfront to Perth City comprises a finite 250 homes, oceanside of West Coast Highway, nestled in the dunes and cocooned against the shoreline by an expansive, green buffer of The Swanbourne Army Reserve, Cottesloe Golf Club, Bold Park bushlands and the iconic beach front City Beach football ovals. Within this precinct, this site is the best of the best!

THE HOME

Designed by Alan McDonald and built by Charles Allia, this huge, three level family home has an amazing design which is so in sync with the surrounding coastal topography of its oceanside hilltop, each and every floor seamlessly interconnects with the gardens and outdoors.

Incredible ocean views are available from every conceivable location within the home. (Removal of trees from your own front garden could even magnify them even further!) On the entrance level a minor bedroom wing has two big rooms sharing a family bathroom, both with sliders onto wrap around ocean view balconies. At the other end, is a guest suite with its own kitchenette, bathroom and office/lounge. Perfect for an au-pair, live-in parents or young adults or your international/interstate visitors. This suite can easily be separated into a guest wing and an additional bedroom. On the ground floor, a gymnasium on the ground floor could double as a second office or another extra bedroom. The garaging is cavernous with room for four cars plus a workshop space plus two walk-in storage cupboards. There is additional parking at the side for you boat, trailer, or caravan. The top floor is level with the rear pool and gardens and the choice

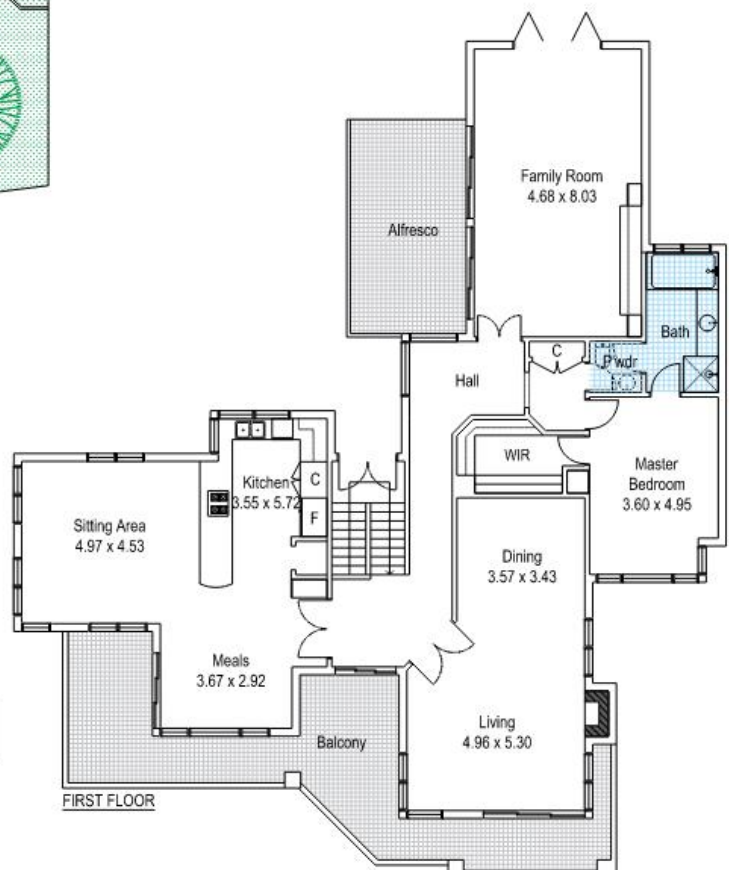
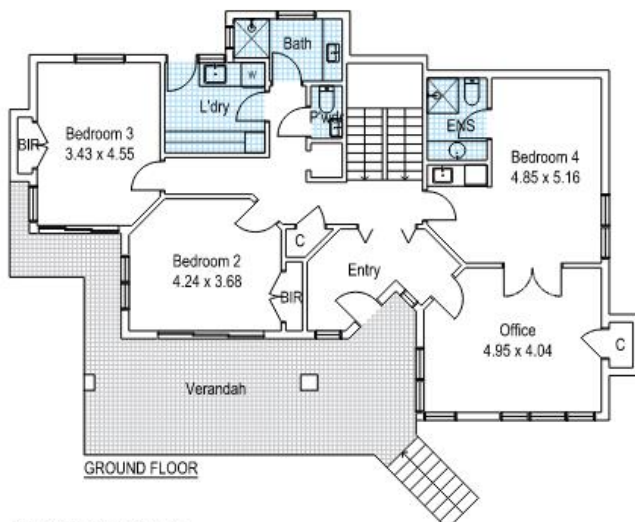
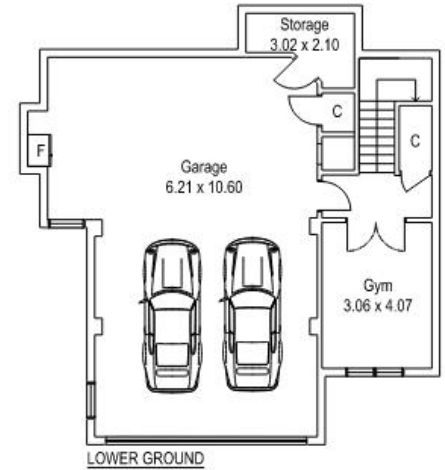
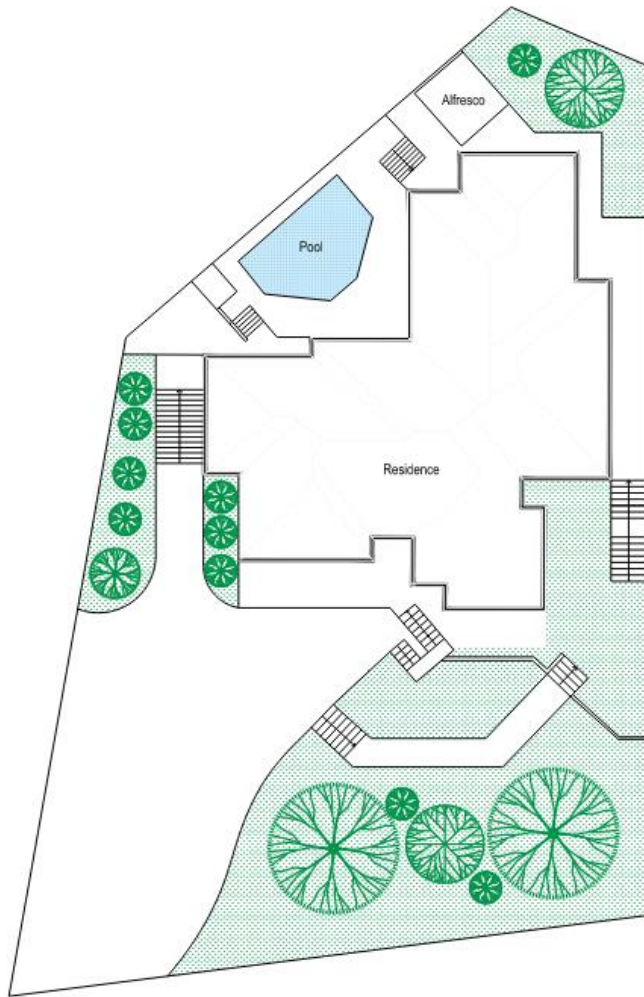
5 BED | 3 BATH | 2 CAR

PRICE:
Under | Offer

OPEN FOR INSPECTION:
N/A



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Shore Property



APPROXIMATE AREA:
 Lower Ground: 114m²
 Ground Floor: 136m²

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Total: 567m²

Land Area: 1022m²



BRANKSOME GARDENS
 CITY BEACH

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements, and any other data shown are an approximate interpretation. Finesse Photography will not be held liable or responsible for any error, omission, mis-statement or use of any data shown on the final floor plan.



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