



## FOR SALE

### MT KENNETH PRECINCT | 2 STOREY 1960S HOME | 2 KITCHENS, POOL, ROOFTOP DECK

#### THE LOCATION

When you are on a boat on the way back from Rottnest looking back at the Perth coastline, the highest hilltop you can see is Mt Kenneth in City Beach right up near the water tower. This home is on the apex of Mount Kenneth – as lovely high elevated landholding with a sun-drenched north facing rear. A classic Central City Beach location – it is exactly that... so central! You can stroll to absolutely all of this suburbs' premium lifestyle amenities from here. Stroll straight down the hill to City Beach Primary School or a little further across the iconic beachfront football ovals to the waterfront café strip. Catch a show at The Quarry Amphitheatre or a bushwalk through Bold Park during the current wildflower season whilst everything is colourful and vibrant. In the other direction you can catch a meal or a drink with friends at The Empire Village and take advantage of the 24-hour gourmet green-grocers. Also easily accessible on foot are the golf course and 300 Acres restaurant and the Bold Park Aquatic Centre. If you have kids who are into sport, some of the state's very best facilities are only a bike ride away and accessible via the gorgeous bicycle paths through Bold Park bushland which begin almost at your front door and take you to the Perry Lakes epicentre of state sporting infrastructure. Bendat Basketball Centre, WA Athletics Stadium, Challenge Stadium, Perry Lakes Skate Park, Floreat Hockey, Floreat-Subiaco Cricket Club, Wembley Lacrosse Club, Reabold Tennis Club, and you are even handy to Cambridge croquet and Cambridge Bowling Club if your kids are ahead of their years!

#### THE HOME

This big architectural home from the 1960's would have been a true stand out during its era and offers generous accommodation, a solid, over engineered 2 storey construction of brick, tile and concrete featuring 2 kitchens, 4 living areas, 5 bedrooms, 2 bathrooms, wine cellar and a roof top viewing platform. Privately positioned behind a secure perimeter fence it features a big below ground concrete pool and a sundrenched north facing rear and gardens. In largely untouched yet immaculate original condition, the home retains most of its period features including terrazzo floors, period ceilings and cabinetry and even parquet floors underneath the new carpets.

#### THE POTENTIAL

5 BED | 2 BATH | 2 CAR

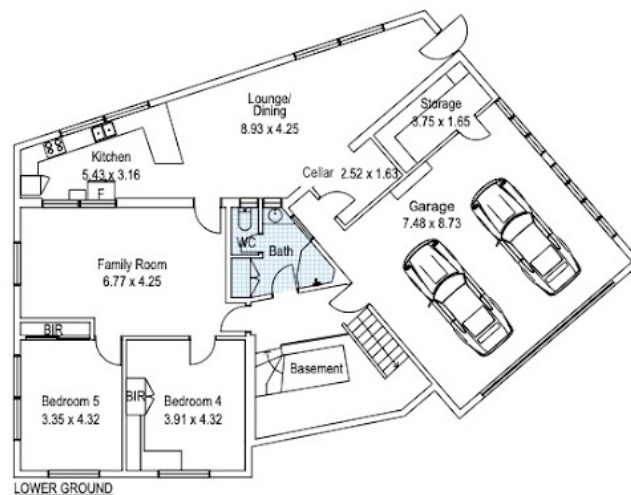
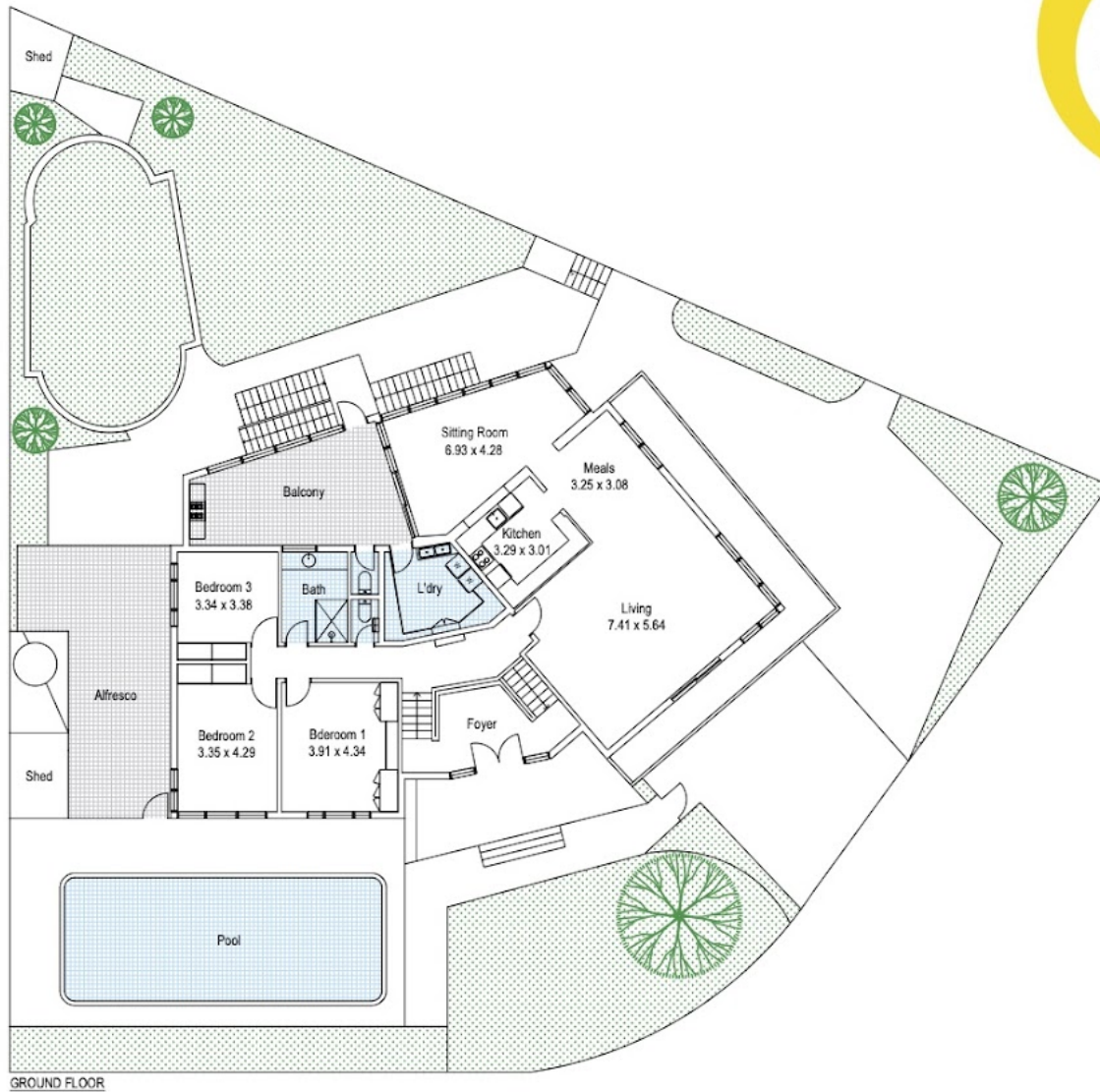
PRICE:  
Under | Offer

OPEN FOR INSPECTION:  
N/A



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Shore Property





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.

Balcony: 25m<sup>2</sup>  
Garage: 70m<sup>2</sup>

Total: 476m<sup>2</sup>

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**PINDARI ROAD**  
**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, misstatement or use of any data shown on the final floor plan.

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