

# FOR SALE

## RESORT INSPIRED LUXURY | IN HILLTOP OCEANVIEW CUL-DE-SAC | BACKING ONTO ROLLING PARKLANDS

Shore | By Negotiation

NOW LOW - MID \$4M's!

### THE HOME

Those of you who are familiar with the stable of truly beautiful City Beach, Cottesloe, and Eagle Bay properties by Oceanside Homes, will not be disappointed by this amazing living space!

A large, free flowing home totalling 839sqm of floor area, effortlessly traversing between indoors and outdoors life.

Perhaps more like a small luxury hotel of guest suites centred around resort-style pool and gardens than a family home...but don't worry, your family will love it here!

Entertain forever with long table luncheons either indoors or out or for special occasions, weddings, parties, anything – you will never run out of space and your friends and family will remember their experiences forever. This is a memorable home.

Vivid, amber red, Indian Ocean sunsets will form the backdrop to your memories here and bring you joy daily.

To the front of the home, left and right of the entrance hall, in their own self-contained pods, there are two minor bedrooms masquerading as master suites. Both are big enough for a king-sized bed and a lounging area and have their own ensuite bathroom and walk-in-robos. Both have dramatically high-pitched ceilings and big walls of glass sliders spilling out onto external balconies overlooking the glorious, landscaped gardens. A third minor bedroom also has its own walk-in-robe and is semi-ensuite to one of the home's bathrooms.

As you explore further into the home, a large lounge room sized area encased in soundproof

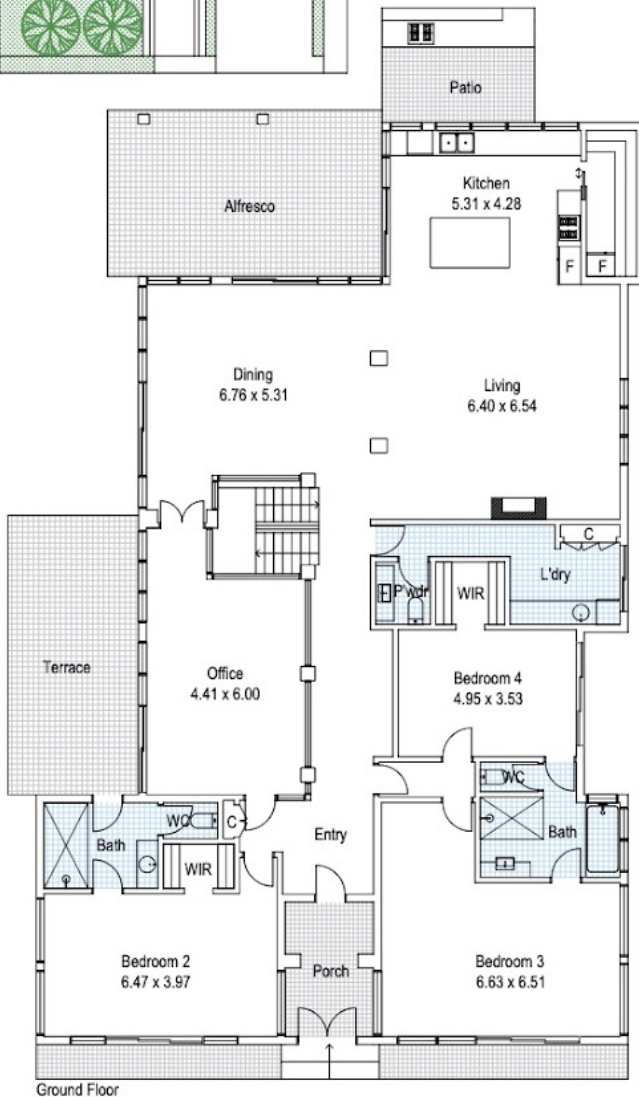
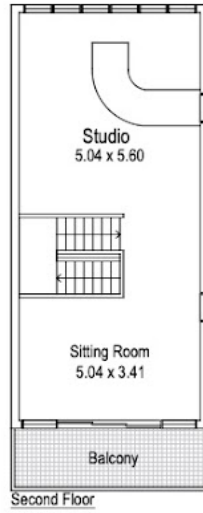
5 BED | 4 BATH | 8 CAR

PRICE:  
\$4,100,000

OPEN FOR INSPECTION:  
N/A



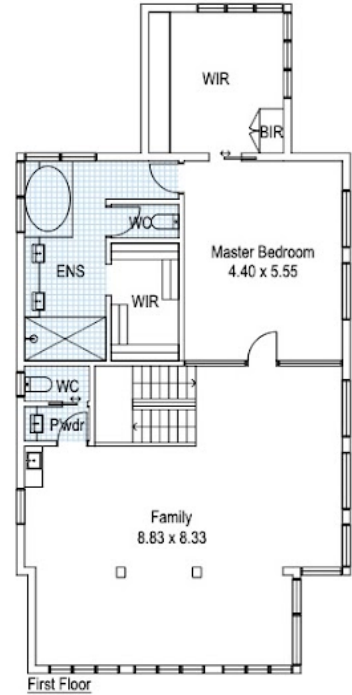
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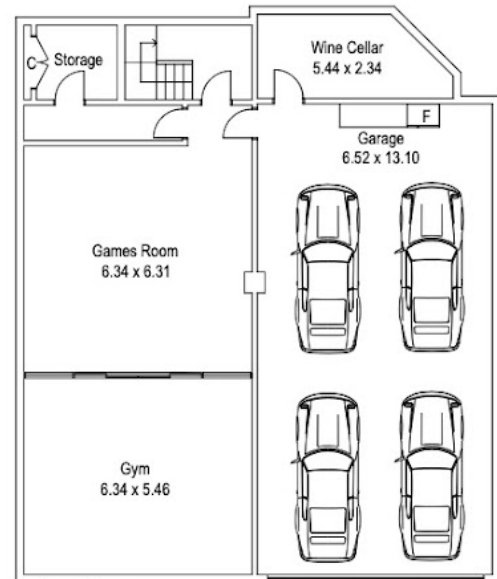
Ground Floor

**APPROXIMATE AREA:**

Ground Floor: 326m<sup>2</sup>  
First Floor: 147m<sup>2</sup>  
Second Floor: 65m<sup>2</sup>



First Floor



Undercroft Garage

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.

Terrace: 28m<sup>2</sup>  
Balcony: 10m<sup>2</sup>

Total: 839m<sup>2</sup>



**YALLAMBEE PLACE**  
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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