



# FOR SALE

"MERLIN" - OLD CENTRAL CITY BEACH HILLTOP  
| ORIGINAL HOME + GRANNY FLAT ON 1/4 ACRE  
| NORTH FACING REAR/OCEAN + ROTTNES  
VIEWS

## THE HOME

Welcome to "Merlin".

The name Merlin was given by the current owner's father at the time of construction and derived from medieval Latin, old French, and old Welsh meanings, "Of the Sea Hills". You are purchasing from the original owners. Testimony to how enjoyable life is here, this is the only time this property has become available since the original land release in 1930's. This is rare property.

Located in Old Central City Beach's most walkable location only footsteps to all The Empire Village, City Beach Primary School, beachfront cafes, and the water's edge. Occupying pride of place on one of the precinct's highest hilltops, this big, elevated corner site with second storey views to Rottnest is an incredibly blue-chip site for your new home. Have amazing retro fun (or rent out) in the meantime in this gorgeous 1950s home with kaleidoscopic 1970s renovation in bold, vivid, bright colours as well as separate self-contained granny flat with sports bar!

Whether you live in or redevelop you will love these mature established gardens. Imagine the softly falling violet of the Jacaranda trees creating a velvet carpet across your lawn signifying the end of the work year and the beginning of the festive season each December, followed by the mesmerising fire-red ambience of the irrepressible Poinciana – a Madagascan canopy tree with allure like no other. There are also huge shade houses built by the original owner (who was an orchid enthusiast) that could probably be resurrected with little effort (or perhaps converted into sheds?). The shade houses could also make way for a fantastic pool and alfresco BBQ area!

The home also has a cool summer alfresco living space, overlooking but completely private from the street front. It has surround flyscreens enabling long enjoyable, protected summer evenings.

## THE LOCATION

4 BED | 2 BATH | 2 CAR

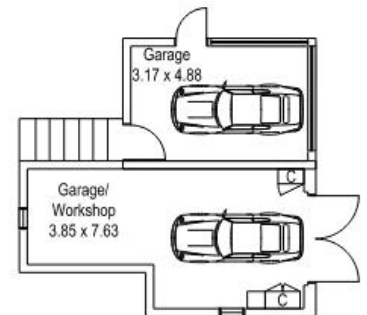
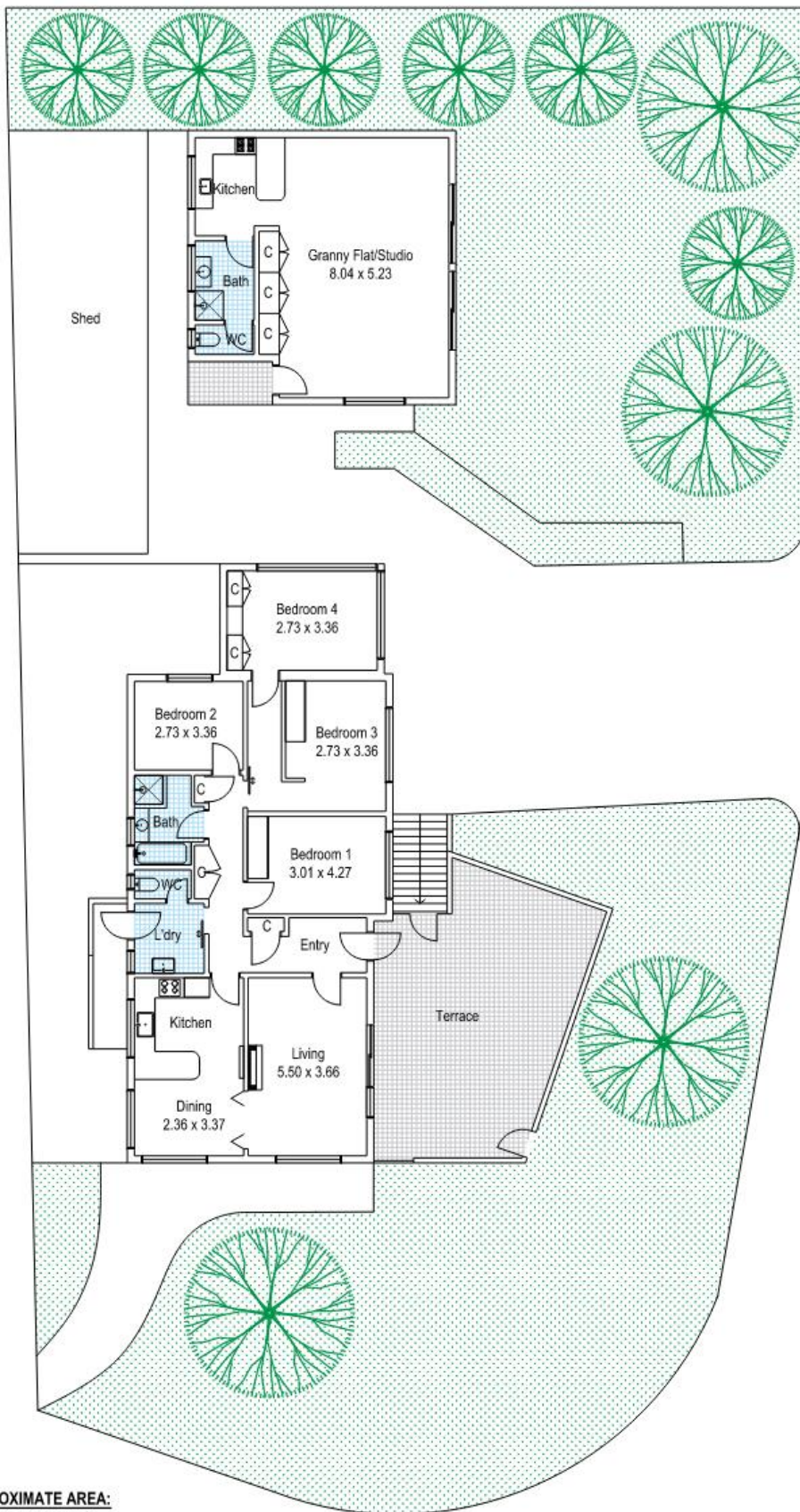
PRICE:  
Under | Offer

OPEN FOR INSPECTION:  
N/A



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Shore Property





**APPROXIMATE AREA:**  
Ground Floor: 137m<sup>2</sup>

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: 305m<sup>2</sup>



**BORONIA CRESCENT**  
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, miss-statement or use of any data shown on the final floor plan.



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