



## FOR SALE

CENTRAL CITY BEACH | OCEANSIDE DRESS CIRCLE | NORTH FACING REAR WITH OCEAN VIEWS | MAMMOTH 1153SQM LANDHOLDING

### THE LOCATION

If you know City Beach well, you will know that this is one of the very best pockets in which it is possible to live! A whisper quiet street in the heart of all the action. Perched on the edge of an elevated dune system which plunges down to the iconic City Beach Football Oval and coastal cafes and rock groynes of the beautiful City Beach Waterfront below, this home is nestled between the City Beach Primary School and the ocean in Lentara Crescent, one of this suburb's most perennially sought-after dress circle streets.

The Lentara Ridge is one of the only north facing ridges in the suburb that enables ocean view back gardens which are abundant in winter sunshine and protected from summer south westerlies.

Only 100metres stroll to the school and a "skidaddle" across parklands to the water's edge on the most vibrant strip of the City Beach waterfront, the café strip between the groynes.

Walk the kids to primary school in a heartbeat. Be drawn to the beachfront as the vivid orange sunsets over the ocean of our balmy Indian Summers flood your living spaces and your senses with their beauty and draw you to the sea's edge to walk the dog, wet your toes or catch up with friends for an impromptu meal or drink in waterfront cafes which are only footsteps away through glorious parks and gardens.

You will truly live one of the very best City Beach lifestyles on offer here, in what has long been recognised as one of this suburb's very best dress circle streets – Lentara Crescent.

### THE HOME

This large, solid, brick and tile home is neat as a pin as is or a grounding point for your future renovation project. The design simplicity of the generous brick structure makes for a convenient starting point for transformation into almost any architectural style or aesthetic that you have in

5 BED | 2 BATH | 2 CAR

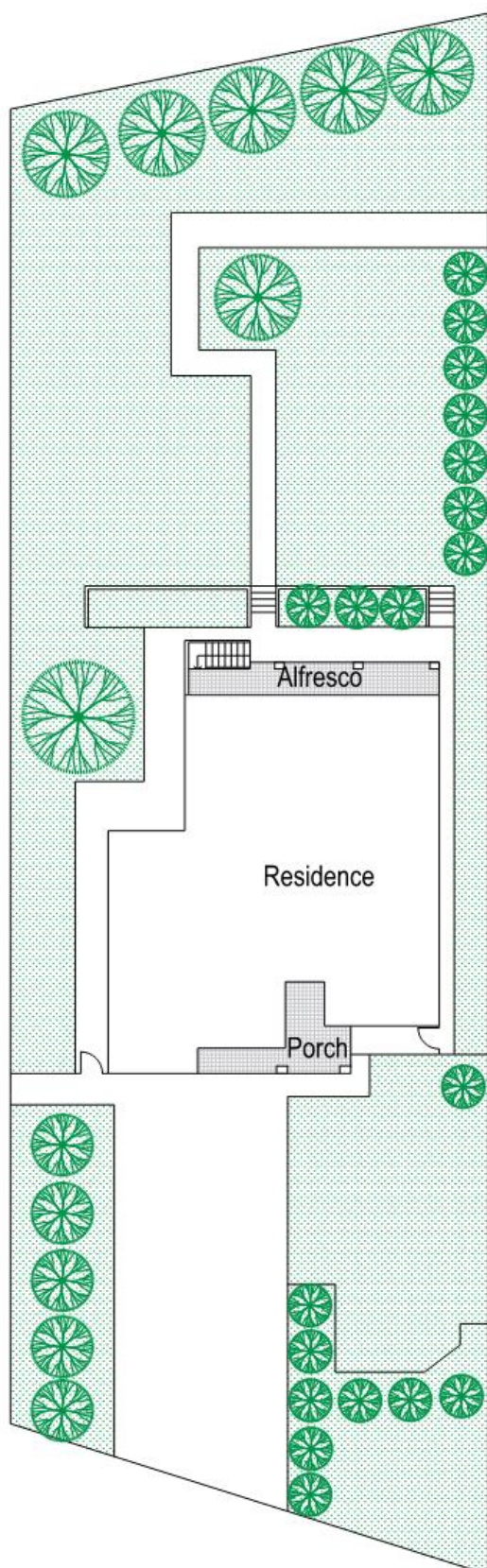
PRICE:  
Under | Offer

OPEN FOR INSPECTION:  
N/A



**Scott Swingler**  
**0403344649**  
scott@shore-property.com.au  
Shore Property





APPROXIMATE AREA:

Balconies: 25m<sup>2</sup>  
Garage: 53m<sup>2</sup>

Total: 317m<sup>2</sup>

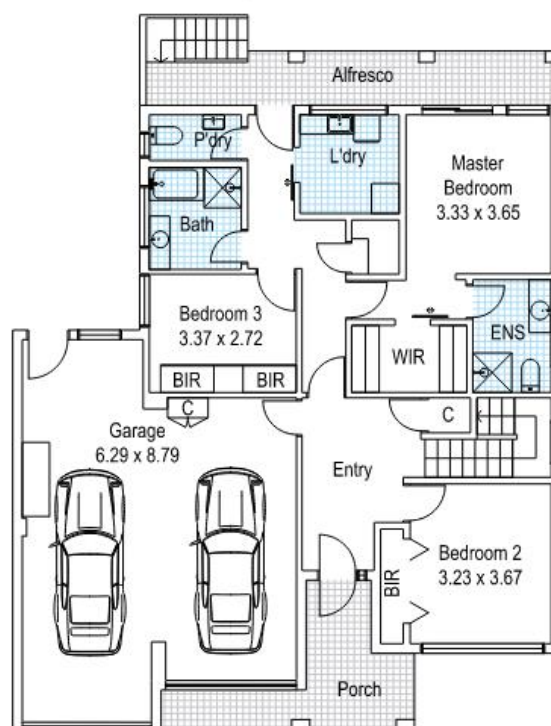
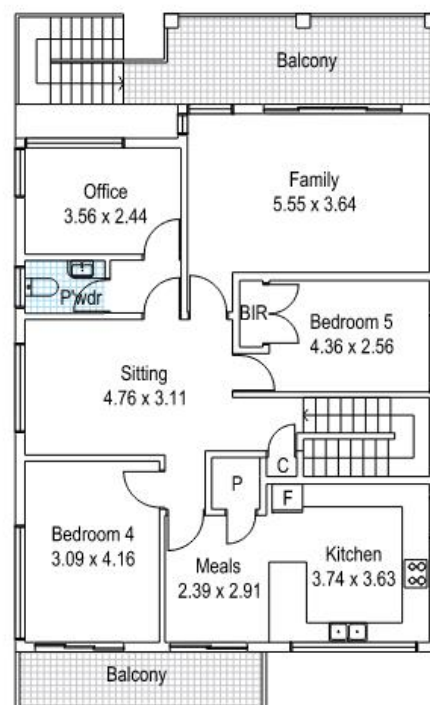
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Shore Property



**LENTARA CRESCENT**  
**CITY BEACH**



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.

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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