

FOR SALE

EMPIRE VILLAGE PRECINCT, CITY BEACH |
OCEANSIDE OF KAPINARA | IMMACULATE 1960S
HOME WITH POOL | OCEAN VIEW SITE | NORTH
FACING REAR GARDEN

THE LOCATION

The rarest of rare locations, this property sits in the highly sought after "Oceanside of the Village" precinct and is also Oceanside of Kapinara! Walk to all of this suburb's great lifestyle features in a heartbeat. The Empire Village for a meal, drink, catch up with friends is the shortest of strolls along with 24 hour convenience shopping – never run out of milk or eggs again! Watching the kids walk to and from school safely from your front door is the closest you will ever get to a school run again! The glorious Indian Ocean is ever present as you meander to the end of your street towards the track through the dunes for your daily swim.

THE HOME

This City Beach classic from the 1960's in largely original condition with generous accommodation for a home of this era sits on a huge 931sqm landholding opposite parkland with north facing rear and fantastic ocean views from a future second storey.

The front of house has a big, traditional formal lounge interconnected by huge glass sliding doors to the formal dining area, both of which have huge picture windows taking in the glorious parkland aspect. A traditional gas fireplace with Toodjay stone surround perfectly complements the home's Nyata hardwood features giving it a quintessential 1960's vibe! Three minor bedrooms share a bathroom on this level along with the master bedroom which is ensuite. To the rear, an informal kitchen/meals/dining overlooks the rear gardens and pool and opens onto an expansive undercover entertaining space. Downstairs is an office adjacent to a third living area. This space is well separated from the rest of the home and would suit work-from-home purposes and/or a teenagers' retreat.

The garage is huge – approaching three cars in width with ample additional storage space. The back gardens have an expansive lawned area surrounded by mature, green vegetation for an amazing sense of privacy. The enormous below ground pool has a protective shade and insect

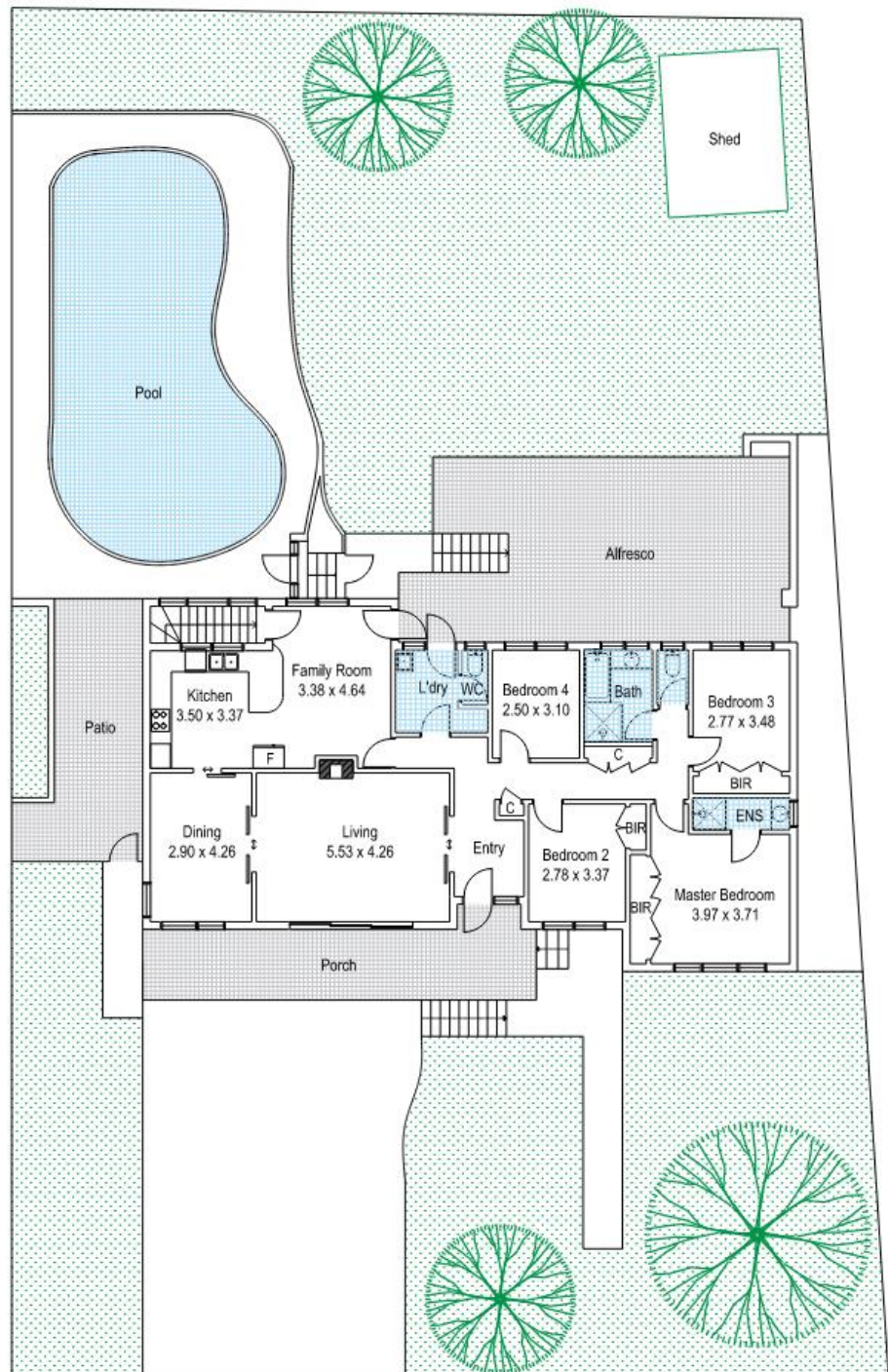
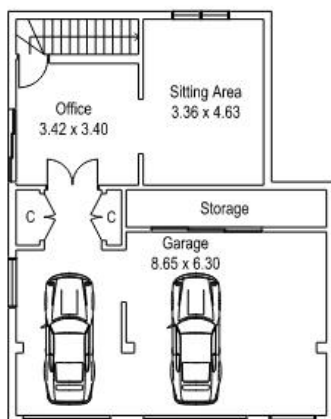
4 BED | 2 BATH | 3 CAR

PRICE:
Under | Offer

OPEN FOR INSPECTION:
N/A



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Shore Property



APPROXIMATE AREA:
Ground Floor: 168m²

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: 369m²

Land Area: 931m²



**OBAN 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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