



SOLD

**BREATHTAKING SEA VIEWS | HILLTOP
OCEANFRONT LOCATION | FOOTSTEPS TO
BEACHFRONT CAFES AND EMPIRE VILLAGE**

HOME OPEN CANCELLED. UNDER OFFER!

High on an oceanfront escarpment with one of the most breath taking ocean views in City Beach this is a once in a lifetime homebuying opportunity. With a huge frontage nearing 40m facing out towards the City Beach foreshore and taking in views of the main waterfront, cafes, surf clubs, iconic beach front football ovals in the foreground, and with Rottnest and the Bay of Islands the Cottesloe Pines and night lights of Rockingham and Fremantle Ports in the distance, this is a mesmerizing outlook and a one of a kind property.

Not just that, this extraordinary position is one of the suburbs most walkable locations. Footsteps to Kapinara Primary and all school community events. The shortest of strolls to The Empire Village for gourmet groceries and a casual meal. Directly opposite is the glorious beachfront, so close to the waters edge that you could fit in your daily morning swim even if you are running late for your first appointment! Turn left for an amazing array of beach front cafes for your morning coffee or impromptu evening catch up with friends or turn right for acres and acres of vast untouched back-beaches where you can beachcomb to your hearts content and where your dog is more than welcome to run free and enjoy life off the lead.

The home itself takes advantage of the wide block frontage such that almost every room in the house has glorious floor to ceiling picture windows taking in the beauty of the seascape before you. High ceilings and large room sizes throughout, and a family friendly floorplan with excellent separation are sure to promote living harmony for your tribe. There is a home office off the main entry and a master suite option both up stairs and down, as well as spacious kids bedrooms in their own private wing of the home. Generous living areas both upstairs and down open effortlessly onto the sweeping ocean view balconies which run the entire length of the house.

The rear gardens have a glorious sundrenched north easterly orientation such that they are bathed in natural light all winter and perfectly shielded from the prevailing summer south westerlys. An inviting below ground pool is clearly visible from the huge chefs kitchen (with stone

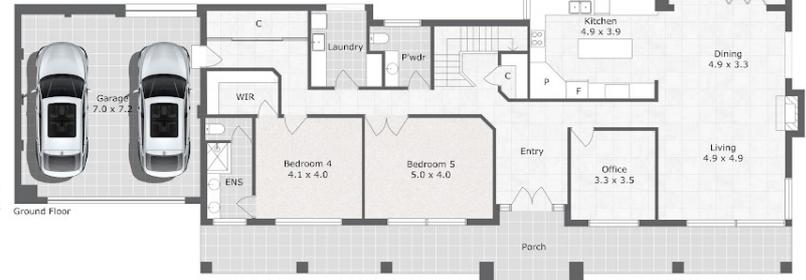
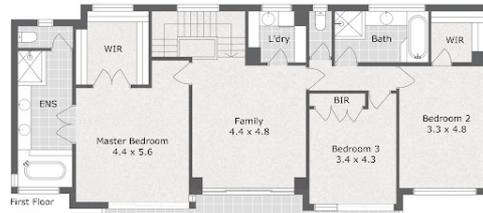
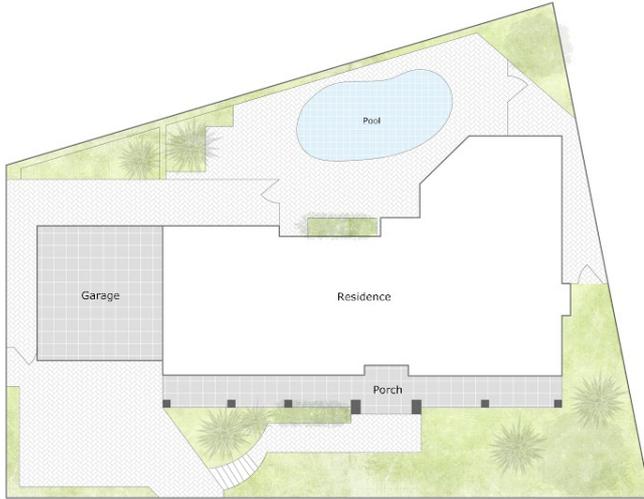
5 BED | 3 BATH | 2 CAR

PRICE:
\$4,100,000

OPEN FOR INSPECTION:
N/A



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Shore Property



Approximate Areas:

Ground Floor	234 m ²
First Floor	145 m ²
Balcony	21 m ²
Garage	50 m ²
Porch	46 m ²
Total	496 m²

12 Chipping Road, City Beach WA 6015

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