

**SOLD**

**MALIBU BEACH PAD BY RIVERSTONE HOMES |  
TIMBER, LINEN, NATURAL LIGHT AND  
SUNDRENCHED BEAUTY | LIVE NOW LUXURY |  
WEMBLEY'S FAR WESTERN FRINGE**

Shore | Countdown

Absolutely all offers by 5pm Wednesday November 22

(seller reserves the right to sell prior)

**WILL BE SOLD**

This exquisite, light flooded sun-bleached family home is brimming with contemporary style and charisma. An effortlessly understated and elegant family home with true star-quality and will make you feel like you are living the Malibu Beach lifestyle every day.

Situated in one of Wembley's best streets, you will love this particularly large forever-landholding (721sqm) at this premium suburb's highly sought after Western fringe along the Floreat boarder.

High quality natural materials abound and a coastal colour palette of natural stone, sun-bleached timber and seaside weatherboards set the personality for this beautifully constructed brick and Colorbond home by luxury builders Riverstone Homes.

A grand wide entrance hall greets you on entry. Vibes, beachy, rattan pendants hang overhead and guide you to the main living at the rear of the home. On your way, you pass the ground floor master suite which is generous in size and has a large walk in robe and a to-die-for ensuite bathroom, which could only be described as cool coastal and contemporary.

Behind the master suite, a glorious library has floor to ceiling bookshelves accessible by an architectural steel ladder on wheels and sumptuously comfortable "his and hers" reading chairs which over look a lush central garden courtyard. This is the favourite room of the house of the current owners where they love nothing more than to serve tea on the coffee table draw a good book from the shelf and open the stackable doors to the garden greenery outside and the calming trickle of the nearby water features.

To the right of the hallway is a huge double garage and workshop area with so much storage

**4 BED | 3 BATH | 2 CAR**

PRICE:

**\$3,250,000**

OPEN FOR INSPECTION:

**N/A**

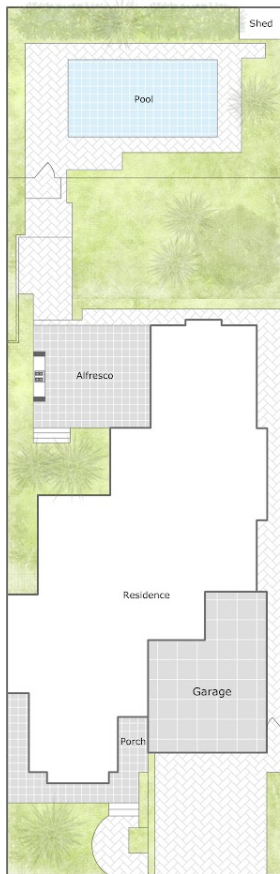


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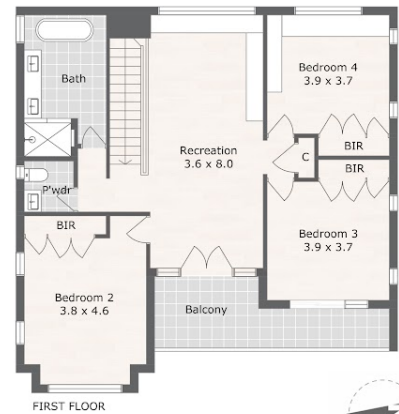
Shore Property



#### Approximate Areas:

Ground Floor	215 m <sup>2</sup>
First Floor	124 m <sup>2</sup>
Alfresco	37 m <sup>2</sup>
Garage	43 m <sup>2</sup>
Balcony	12 m <sup>2</sup>
Porch	26 m <sup>2</sup>

**Total 457 m<sup>2</sup>**



### 46 A Reserve Street, Wembley WA

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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.