



**SOLD**

**SOUTH CITY BEACH | HUGE OCEAN VIEW  
LANDHOLDING | LARGE ENVIRO-PASSIVE  
FAMILY HOME | FOOTSTEPS TO WATERS EDGE**

Shore | Countdown  
Absolutely All Offers By 5pm Wednesday December 6  
(sellers reserve the right to sell prior)  
**WILL BE SOLD.**

This is one of the closest locations in South City that you can get a such a big block of land so close to the Groyne and Cafe Precinct.

It is also only footsteps to the waters edge and to one of our shortest beach tracks down onto the most glorious stretch of beach...

And a rare opportunity within South City Beach to get a really good ocean view.

The home itself is a wonderful "move in and start living" abode. Environmentally passive in all respects, it is designed in two pods separated by a central breezeway around a north facing courtyard flooded with winter sunshine and protected from prevailing summer sou'westerlys.

Features 4 bedrooms plus study, seperate living areas, a six car garage, double glazed windows, parquetry floors, multiple balconies, central north facing courtyard with water-wise artificial lawns and a mature citrus orchard in the back yard.

A fantastic example of a home with absolutely nothing to do, and at the same time a home where minor cosmetic renovations could add truely substantial value.

This is not the type of property that comes up in South City very often at all...

Life is good here...Welcome to City Beach.

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Absolutely All Offers By 5pm Wednesday December 6

**4 BED | 3 BATH | 6 CAR**

PRICE:  
**\$3,400,000**

OPEN FOR INSPECTION:  
**N/A**

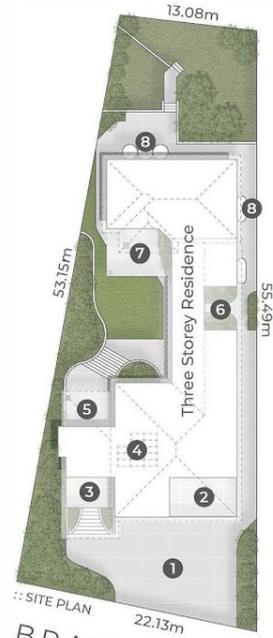


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Shore Property



**LEGEND**

1. Driveway Parking
2. Entertaining Balcony
3. Entry Portico
4. PV Solar Panels
5. Covered Patio
6. Pergola Breezeway Entry
7. Covered Alfresco
8. Water Tanks



77 Branksome Gardens  
CITY BEACH

- 948m<sup>2</sup>
- 4 Bed + Cym
- 3 Bath
- 4 Car + Off-Street

Internal 505m<sup>2</sup>  
Covered Externals 89m<sup>2</sup>  
Total 594m<sup>2</sup>

**pdc.**  
space brought to life

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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.