ADDRESS UPON REQUEST









SOLD

CONTEMPORARY LIFESTYLE HOME | OPPOSITE MT KENNETH RESERVE | EFFORTLESS GREEN TITLE LANDHOLDING

SOLD in conjunction with Paul Tonich from The Agency

You have just got to inspect this home! A veritable tardis, it is far bigger than it may appear from the street with a whopping 313sqm of floor area which is up to 50% more than its immediate neighbours. Not only that, the building is of extraordinary quality and attention to detail...I imagine approximately $5000/sqm build quality based on my recent conversation with builders about current rates.

This thoughtfully designed and generous home on the most easy care of green title lots is a true City Beach rarity.

Its whisper quiet location on a no-through-traffic street opposite the vast acreage of the Mt Kenneth Reserve offers a wide green aspect and sense of open space rarely available in a downsizer home.

Designed for the longevity of tenure, it has a master suite on the ground floor along with everything you need to live on the same level - lounge, kitchen, alfresco, pool, garaging, laundry et al. This means you can move in when you are 20 and stay until you are 90! There is not a stair in sight on this floor.

The main lounge has views of Mt Kenneth and feature windows along the base of the wall looking into the below ground pool outside - an eye catching architectural feature.

Adjacent is a big kitchen in fresh seaside whites with timber trim, featuring abundant storage and a huge walk in scullery. A central Island bench is the social hub of the home and is positioned alongside a wall of bifold doors that connect the kitchen to timber decked alfresco pool and BBQ court.

The plunge pool offers cooling summer relief framed by the backdrop of the green hills of Mt Kenneth beyond.

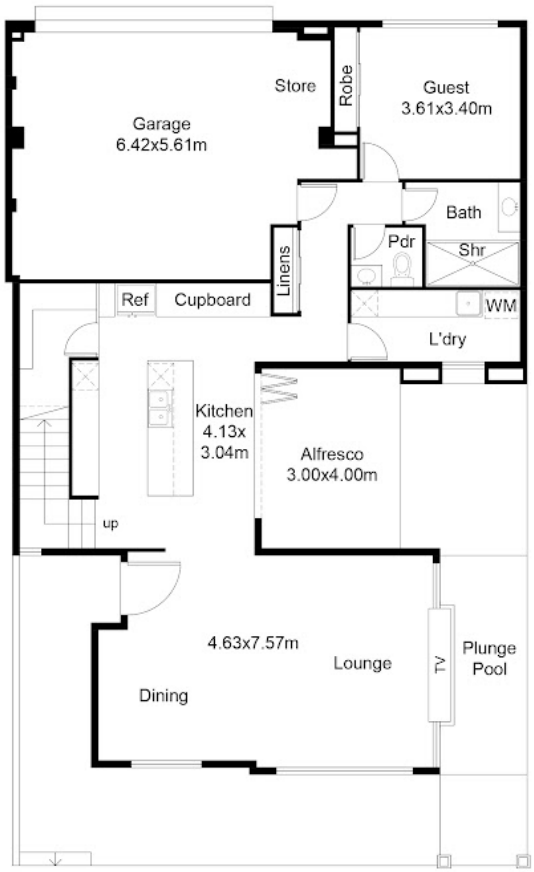
3 BED | 3 BATH | 2 CAR

PRICE:
$2,300,000

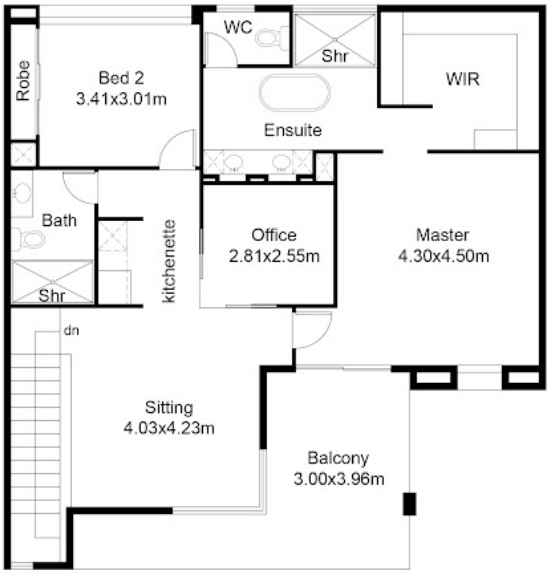
OPEN FOR INSPECTION:
N/A



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



GROUND FLOOR PLAN



UPPER FLOOR PLAN

DWELLING AREAS
TOTAL AREA (ALL STORIES)

STORE :	5.56
WINE STORE :	7.94
ALFRESCO :	12.00
BALCONY :	16.96

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.

All enquiries must be directed to the agent, vendor or party representing this floor plan.

22 Alkoomie Terrace, City Beach

Scott Swingler
0403344649
scott@shore-property.com.au
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