



**SOLD**

## FAMILY LIFESTYLE HOME WITH POOL ON SUNDRENCHED HILLSIDE AMONGST TALL TREES AND BIRDSONG

Shore | Countdown  
Absolutely All Offers By 5pm Wednesday March 27  
(sellers reserve the right to sell prior) WILL BE SOLD.

Architecturally designed by Krantz and Sheldon

Perched on the sundrenched hillside with north facing valley views out over the Tuart treetops, you will feel like you live a million miles from anywhere in this atmospheric home...yet still be footsteps to the 24-hour conveniences of The Empire Village.

Live freely amongst the birdsong. This wonderful, solar passive home has North facing verandahs and alfresco areas, which offer cooling shade in the summertime and abundant warm winter sunshine.

Almost every single room within this home has an entire wall of glass facing North over the rear gardens bathing each and every room in beautiful natural light and filling your aspect with the distant lush green valley views over your pool and gardens in the foreground.

With solid design credentials, this is an invigorating and inviting living space.

Internally, timber staircase greets you on entry.

Verandas sweep around the home on both levels, overlooking pool and rear gardens so you can flow out onto sunbathed, warm expanses of alfresco living from both lounges on the first floor and ground floor.

Upstairs is the winter lounge. Reminiscent of a ships cabin, it opens to timber decks overlooking the valley.

Downstairs, the main kitchen/meals/ lounge is light-flooded and bright in fresh whites and neutral

**5 BED | 2 BATH | 2 CAR**

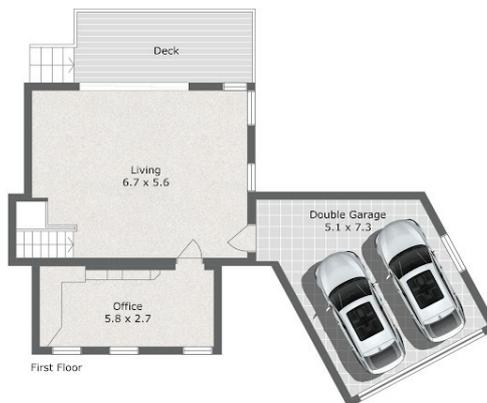
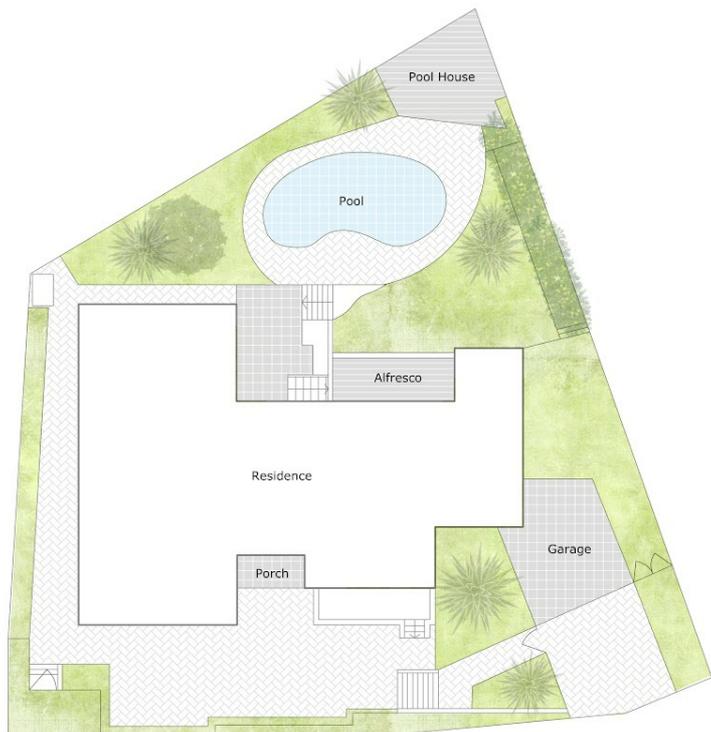
PRICE:  
**\$2,350,000**

OPEN FOR INSPECTION:  
N/A



**Scott Swingler**  
**0403344649**

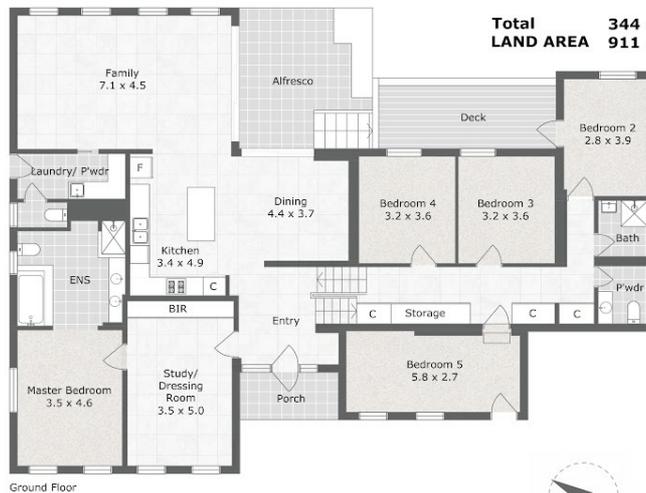
scott@shore-property.com.au  
Shore Property



**Approximate Areas:**

Ground Floor	193 m <sup>2</sup>
First Floor	80 m <sup>2</sup>
Alfresco	20 m <sup>2</sup>
Deck	14 m <sup>2</sup>
Garage	32 m <sup>2</sup>
Porch	5 m <sup>2</sup>

**Total LAND AREA 911 m<sup>2</sup>**



**FINESSE**

**58 Pandora Drive, City Beach WA 6015**

Care has been taken to ensure the accuracy of this floor/site plan, however all dimensions and areas should be considered as approximate. It has been produced as a guide for the purpose of the property sale or lease only. No credit is taken for the original building or landscape design. This floor plan/site plan design is subject to strict copyright and should not be reproduced, copied or altered without prior consent. The Agent, Vendor & Finesse Photography will not be held liable or responsible for any error, omission, misstatement or use of any data shown on this plan.

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.