

## FOR SALE

### HILLTOP OCEAN VIEW 1/4 ACRE BIG ORIGINAL HOME FOOTSTEPS TO BEACH

Hilltop Ocean View 1/4 Acre  
Big Original Home  
Footsteps to Beach

Shore | Countdown

Absolutely all offers presented by 5pm Wednesday June 12  
Seller reserves the right to sell prior. WILL BE SOLD.

Only 250 homes exist, nestled in the dunes, oceanside of the highway in South City Beach. This residential precinct is the closest beach in Perth to the heart of Perth City and the St Georges Terrace engine room of the Western Australian economy and is cocooned against the shoreline by the wonderful interconnected green reserves of Swanbourne SAS Reserve, Cottesloe Golf Club, Bold Park Bush Reserve and the iconic network of City Beach oceanfront football ovals. There is daylight between the South City residential enclave and the next closest houses to the City Beach beachfront.

On one of South City's highest hilltops, with sweeping ocean views from the South-West to the North & only 4 houses from the beach track. South City Beach had two waves of subdivision, the 1920's subdivision, at the Northern end which went from Oceanic Drive to Falmouth Avenue and largely consisted of blocks averaging 600sqm. The 1960's subdivision from Falmouth Ave to Launceston Ave at the Southern end, had blocks averaging 800sqm - 1000sqm. Falmouth Avenue is the closest South City location to the highly sought after Groyne and Cafe Precinct where you can have a large landholding.

Next door is also available, enabling a 2010sqm (half-acre) estate, should you wish to buy both. Combined, these offer the only half acre estate in South City Beach and surely the biggest and most exciting landholding on the entire Perth coastline!

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

\*Next door is also available, enabling a 2010sqm (half-acre) estate, surely the biggest and most exciting landholding on the entire Perth coastline!

3 BED | 3 BATH | 2 CAR

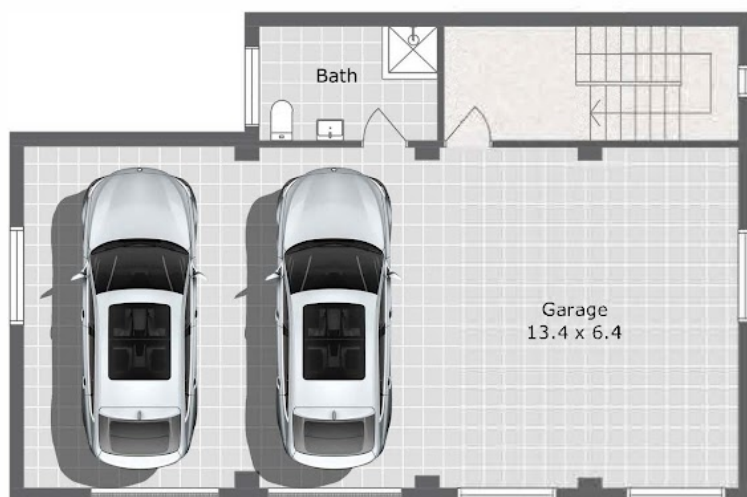
PRICE:  
Shore | Countdown

OPEN FOR INSPECTION:  
N/A



**Scott Swingler**  
**0403344649**

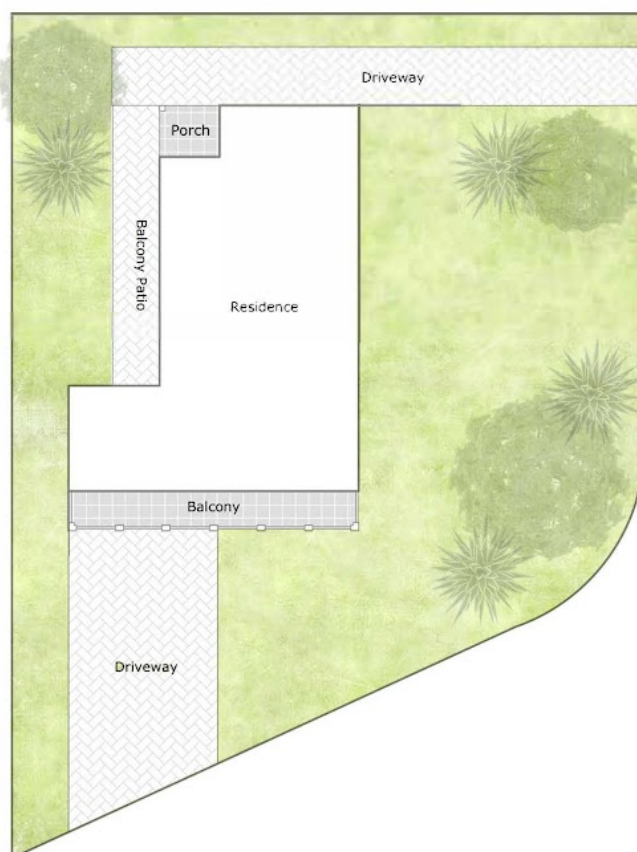
scott@shore-property.com.au  
Shore Property



### Approximate Areas:

Ground Floor	175 m <sup>2</sup>
Balcony	38 m <sup>2</sup>
Garage	86 m <sup>2</sup>
Porch	7 m <sup>2</sup>
Balcony Patio	24 m <sup>2</sup>

**Total 330 m<sup>2</sup>**



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.

**16 Penryn Avenue, City Beach WA 6015**



**FINESSE**

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