



**SOLD**

## STRIKING ARCHITECTURAL HOME | SOLAR AND ENVIRONMENTALLY PASSIVE | WALK TO BEACH AND CAFES

Striking Architectural Home  
Solar and Environmentally Passive  
Walk to Beach and Cafes

Stroll to both Empire Village & beachfront cafes, from this hip and happening architect designed, solar and environmentally passive home.

During winter, two story north facing windows capture glorious sunshine, which is retained by the thermal mass of the concrete floors. High ceilings allow heat to transfer upstairs, maintaining temperatures throughout the home. In summer, louvre windows embrace The Fremantle Doctor for natural cooling, in conjunction with high windows atop the two-story ceiling voids, which employ convection by releasing rising warm air.

With separate adults, kids, and guest-wings, this is an amazing floorplan, designed for harmonious family living. Family members can all retreat to their own wings for quiet contemplation, and re-gather for family together time in the socially interactive central living zones, with warm & welcoming gas-log fireplace opening onto north facing pool, lush gardens, veggie garden & mini orchard!

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

**DISCLAIMER:** Whilst every care has been taken with the preparation of the particulars contained in the information supplied and believed to be correct, neither the agent nor the seller nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.

**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	143 m <sup>2</sup>
First Floor	126 m <sup>2</sup>
Garage	45 m <sup>2</sup>
Porch	21 m <sup>2</sup>

**Total 335 m<sup>2</sup>**



FINESSE

**14 Dilali Road, City Beach WA 6015**

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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.

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