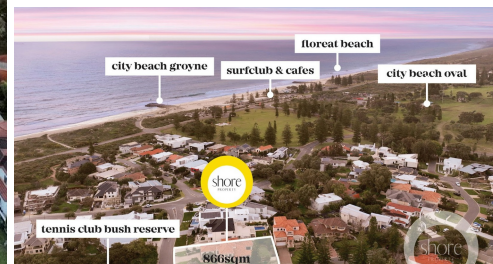
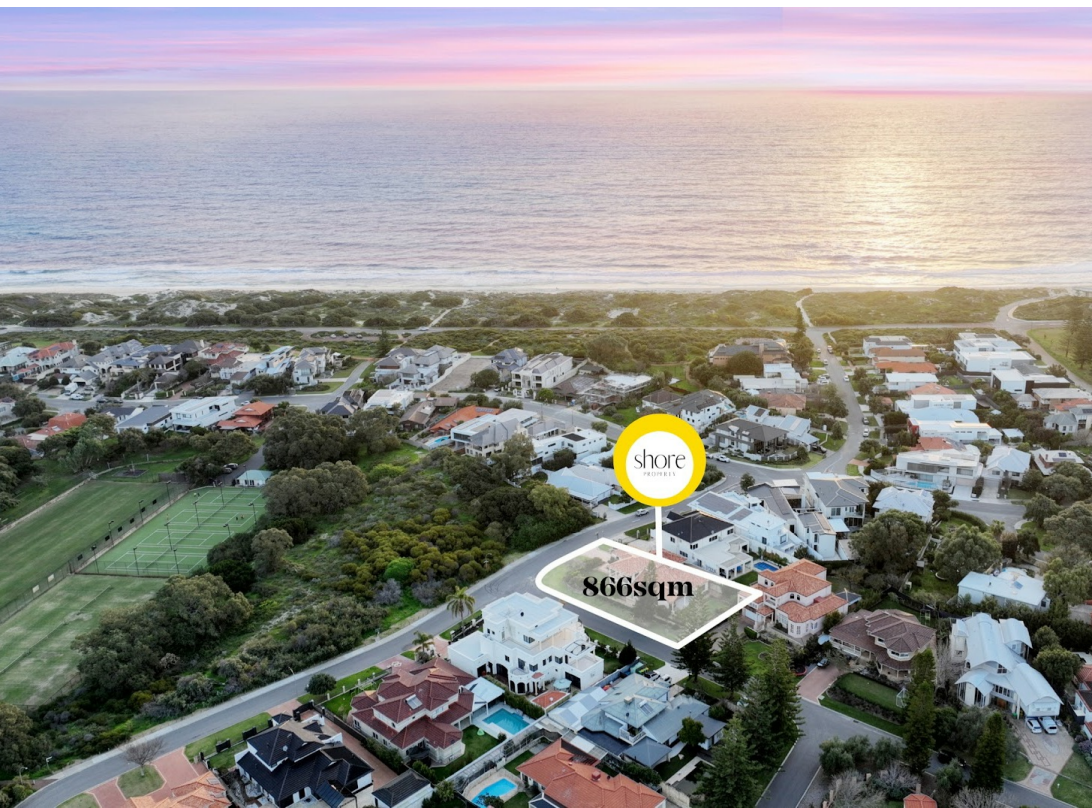


10 BOSCOMBE AVENUE, CITY BEACH, WA, 6015

shore  
PROPERTY



SOLD

## GROYNE AND CAFE PRECINCT, SOUTH CITY BEACH | OCEAN VIEWS OPPOSITE TENNIS CLUB BUSH RESERVE | FAMILY HOME ON LARGE CORNER LOT WITH NORTH REAR

Groyne and Cafe Precinct, South City Beach  
Ocean Views Opposite Tennis Club Bush Reserve  
Family Home on Large Corner Lot With North Rear

Shore | Countdown

Absolutely all offers presented by 5pm Wednesday September 18  
Seller reserves the right to sell prior. WILL BE SOLD.

A warm, inviting and atmospheric Continental charmer, this large family home has immaculate presentation, incredibly high ceilings, amazing floorplan and abundant natural sunshine. If you know the South City Beach lifestyle, then you will know how sought after it is to live in the Groyne and Café Precinct, where you are just footsteps from the oceanfront cafes, surf cubs, gym and sauna, two rock groynes and patrolled swimming. This is the epicenter, the heart and soul of what it means to live in this amazing suburb! If you know South City Beach, you will also know that the lot sizes closest to the Groyne and Cafe Precinct tend to be in the 570-630sqm range. 10 Boscombe is a whopping 866sqm! A total rarity for the precinct! Not only that, but it is also a corner site, with rare sundrenched rear facing gardens and is situated opposite the bush reserve with ocean, tennis club and valley views. The beach track is only meters away at the end of your street!

The home itself is an immaculate large family home with incredibly high ceilings, amazing floor plan and abundant warm, natural sunshine. Absolutely ready for you to move into today, but also fantastic bones for a renovation. One owner since new, this is tightly held property.

Life is good here.. Welcome to the Groyne and Café Precinct, South City Beach.

Shore | Countdown

Absolutely all offers presented by 5pm Wednesday September 18  
Seller reserves the right to sell prior. WILL BE SOLD.

4 BED | 2 BATH | 3 CAR

PRICE:  
\$3,800,000

OPEN FOR INSPECTION:  
N/A



**Scott Swingler**  
**0403344649**

scott@shore-property.com.au  
Shore Property





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.

**10 Boscombe Avenue, City Beach WA 6015**

1 2 3

**FINESSE**

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 Property Pty Ltd shall be held liable or responsible for any error, omission, misstatement or use of any data shown on this plan.

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