



**SOLD**

**CONTEMPORARY LIFESTYLE HOME | OPPOSITE  
MT KENNETH RESERVE | EFFORTLESS GREEN  
TITLE LANDHOLDING | PLUNGE POOL & INDOOR  
OUTDOOR LIVING**

Contemporary Lifestyle Home  
Opposite Mt Kenneth Reserve  
Effortless Green Title Landholding  
Plunge Pool & Indoor Outdoor Living

Shore | Countdown  
Absolutely all offers presented by 5pm Wednesday Feb 19  
Seller reserves the right to sell prior. WILL BE SOLD.

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 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 hollow ground pool outside - an eye catching architectural feature.

**3 BED | 3 BATH | 2 CAR**

PRICE:  
\$2,150,000

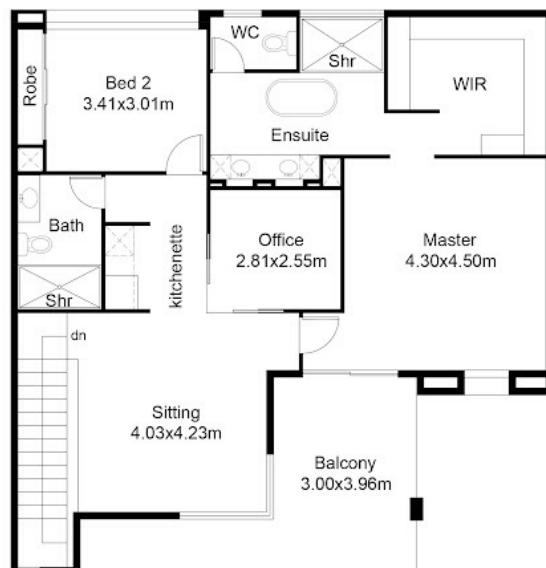
OPEN FOR INSPECTION:  
N/A



**Scott Swinger**  
**0403344649**  
[scott@shore-property.com.au](mailto:scott@shore-property.com.au)  
Shore Property



GROUND FLOOR PLAN



DWELLING AREAS  
TOTAL AREA (ALL STOREYS)

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

UPPER FLOOR 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.