



SOLD

**LUXURIOUS NEAR NEW OCEANVIEW
DOWNSIZER | REAR GARDEN GATE ONTO
VILLAGE GREEN | EASYCARE GREEN TITLE LOT
WITH 4 CAR GARAGE AND ELEVATOR**

Luxurious Near New Oceanview Downsizer
Rear Garden Gate Onto Village Green
Easycare Green Title Lot With 4 Car Garage and Elevator

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

This property is a City Beach rarity, and ticks all the boxes of what we understand to be the lifestyle buyer's and downsizer's dream - that is a smaller more manageable green title landholding, but a home that is abundant in space.

If you're a lifestyle buyer who doesn't like to compromise, you are sure to love these mesmerising, endless, elevated Indian Ocean views!

Do you want to immerse yourself in the amazing healthy, outdoors lifestyle suburb of City Beach?

Only footsteps from the water's edge you will be plunging yourself in the rejuvenating ocean for your morning swim every day - it's hard not to when you live this close, particularly when the ocean is all you can see when you wake up in the morning!

With a rear garden gate backing on to parkland, the kids will stay healthy and active playing with their neighbourhood friends all day long. "Village Green" in style, the park has no street frontage and is fringed by your neighbours rear garden fences, so it is imminently safe for kids of all ages. Acres of green space for kicking balls and playing cricket, as well as tennis and basketball facilities - it's all here!

Got pets? Your dog will just love the park and beach combo that this lifestyle offers!

4 BED | 4 BATH | 4 CAR

PRICE:
\$4,475,000

OPEN FOR INSPECTION:
N/A



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Shore Property



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Finesse Property Photography gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Approximate Areas :	
Living Area :	440.36m ²
Garage :	72.26m ²
Porch :	10.00m ²
Affresco :	17.02m ²
Balcony :	30.86m ²
Total :	570.50m ²

City Beach

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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