

SOLD

LIGHT FILLED OCEAN MIA LUXURY | SINGLE LEVEL GROUND FLOOR ADULTS LIVING WITH KIDS/GUESTS UPSTAIRS

Light Filled Ocean Mia Luxury
Single Level Ground Floor Adults Living
With Kids/Guests Upstairs

Shore | By Negotiation From Mid \$2M's

Have you been looking forever in City Beach for a downsize home where you can live entirely on one level with no stairs whatsoever - a home to stay in for as long as your heart desires? Pretty hard to find here, aren't they?

This is a rare opportunity within our beautiful suburb. All the living areas, master suite, garage, laundry, courtyard and rear gardens are entirely on one level. Upstairs are two en-suite guest suites with a guest living room (this space would also be perfect for kids if you are a family).

The high quality "as new" home is situated overlooking the golf course in one of Central City Beach's most glorious walkable locations, a short stroll to The Bold Park Aquatic Centre, Bold Park walk trails, the golf course & 300 Acres restaurant opposite and the 24-hour convenience shopping, cafes and restaurants of The Empire Village just up the street. On the weekends it is a languorous stroll down to the kids' surf club or for a dip in the Indian Ocean.

A sun-drenched northern outlook over green space gives a hard to find sense of wide-open space on a lifestyle sized lot - you really have the best of both worlds here!

The open plan kitchen-meals-living area is expansive, socially inclusive and open plan. An entire wall of glass sliders faces north over the rear gardens and the golf course opposite and flood the space with natural light.

Indoors blend seamlessly with a central outdoor courtyard via two walls of glass sliders with a pillar-less corner, which opens up the entire space! Barbeque outdoors and converse with loved ones in the kitchen! Watch the cricket from your courtyard!

3 BED | 3 BATH | 2 CAR

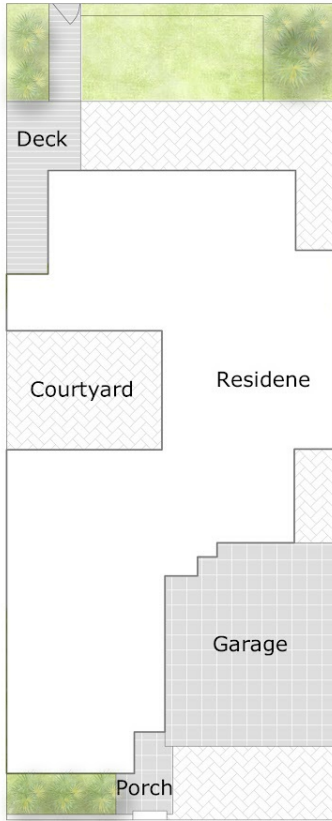
PRICE:
\$2,525,000

OPEN FOR INSPECTION:
N/A



Scott Swingler
0403344649

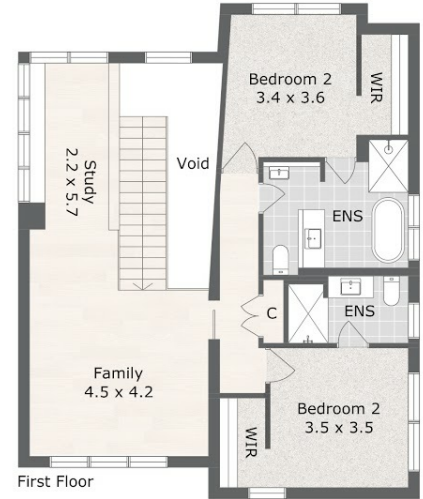
scott@shore-property.com.au
Shore Property



Approximate Areas:

Ground Floor	176 m ²
First Floor	107 m ²
Garage	40 m ²
Porch	5 m ²

Total 328 m²



18 Omaroo Tce, City Beach WA 6015

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