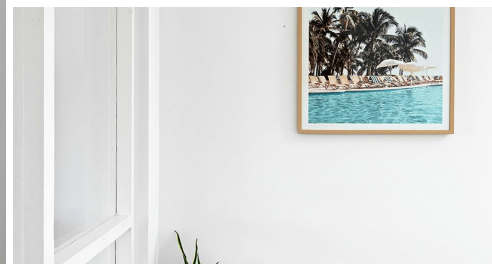


47 LAUNCESTON AVENUE, CITY BEACH, WA, 6015



SOLD

CHARMING HILLTOP LOCATION WITH GREEK ISLANDS INFLUENCE

Charming Hilltop Location
With Greek Islands Influence
270° Park and Forest Views

Shore | Countdown
Absolutely all offers presented by 5pm Wednesday September 3.
Seller reserves the right to sell prior.

How is it possible that the cheapest house in the suburb is in its most sought-after pocket?

And high on the hilltop with 180° bush views to the east and 180° parkland views to the north!

Only footsteps to the forest, the beach track, the tennis club and the oceanfront cafe strip.

At the Swanbourne and Cottesloe end of South City Beach, this gorgeous hilltop cottage on a generous elevated 711sqm landholding is decorated in crisp, light, bright and cheerful Greek Island whites.

Light floods through billowing sheer curtains which frame the French doors which open the house out onto its north facing hillside terrace.

Additional to the sun drenched north facing barbecue terrace, there's an elevated east facing lawn area which is terraced 4m up above the street level and gazes out across the bushland.

To the rear of the house is a traditional back garden which is a wonderful safe place for the kids to play or for garden entertaining with guests.

Internally this gorgeous white-washed, terracotta-roofed cottage has immaculate presentation and is as unpretentious as it is homely and inviting... sunbathed, seaside and blessed with fresh ocean breeze.

In season the verge-side flame trees are splendid with their vivid red flowers. The rainbow

3 BED | 2 BATH | 2 CAR

PRICE:
\$1,875,000

OPEN FOR INSPECTION:
N/A

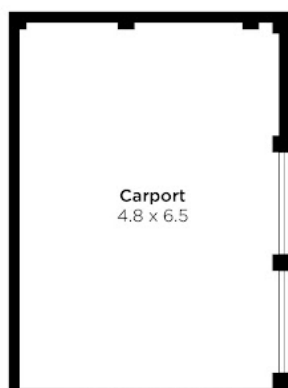
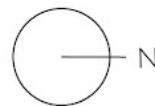


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Shore Property

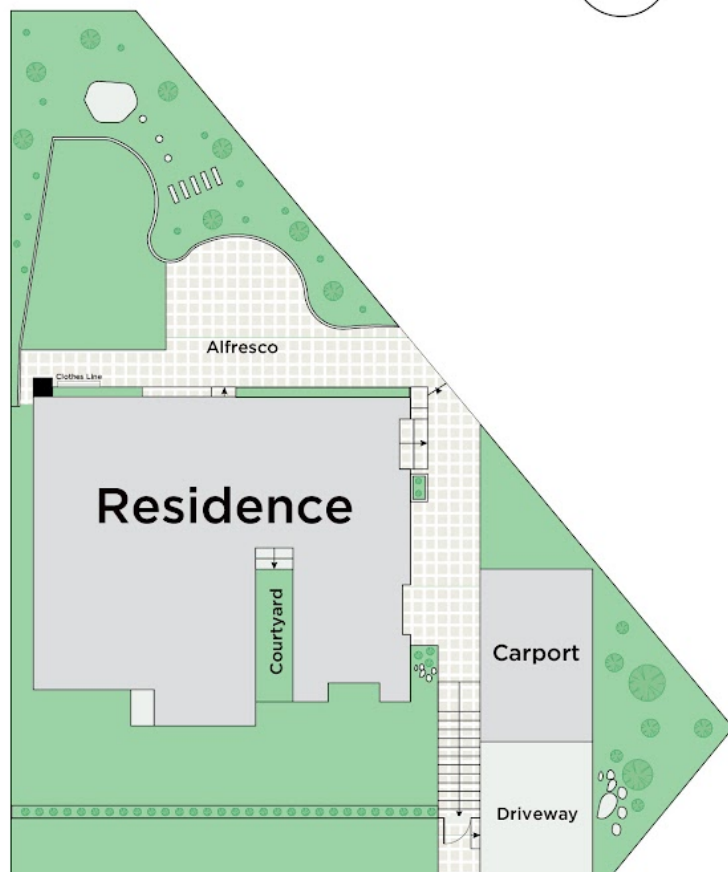
APPROXIMATE AREAS

Internal Living	116 sqm
Carport	24 sqm
Total	140 sqm

0 1 2 3 4 5
Floorplan Scale Bar (m)



(NOT IN POSITION)



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.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be used as such by any prospective purchaser or tenant.

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