



## FOR LEASE

### UNDER APPLICATION | LIGHT FILLED OCEAN MIA LUXURY |

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

City Beach downsize where you can live entirely on one level with no stairs whatsoever and to stay in for as long as your heart desires? Hard to find here, aren't they? This is a rare opportunity within our beautiful suburb. All 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 home is situated overlooking the golf course in one of Central City Beach's most walkable locations, a short stroll to The Bold Park Aquatic Centre, Bold Park bush trails, the golf course & 300 Acres restaurant opposite and the 24-hour convenience shopping, cafes and restaurants of The Empire Village. On 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! The kitchen-meals-living area is expansive, socially inclusive and open plan. A wall of glass faces north over the rear gardens and the golf course opposite and floods the space with natural light. Indoors blend seamlessly with a central outdoor courtyard via two walls of glass sliders with a pillarless corner, which opens up the entire space! Barbeque outdoors and converse with loved ones in the kitchen! Watch the cricket from your courtyard! There are three en-suite bedrooms and the rare convenience of two studies - perfect for work from home. The rear gardens are the perfect escape for pets, kids or grandkids and have room for a future pool if desired. A rear garden gate to the world of City Beach outside invites you daily to myriad healthy outdoor lifestyle pursuits on foot.

#### TO INSPECT OR APPLY:

It's important to register your interest in any upcoming and advertised open homes or inspections. Failing to register may result in not being informed of any unforeseen or unplanned changes to inspection times. To register (or apply) for this property please click on the get in touch button and send your details to our agency. You'll receive an email back with instructions on how to register and apply via our website and booking service.

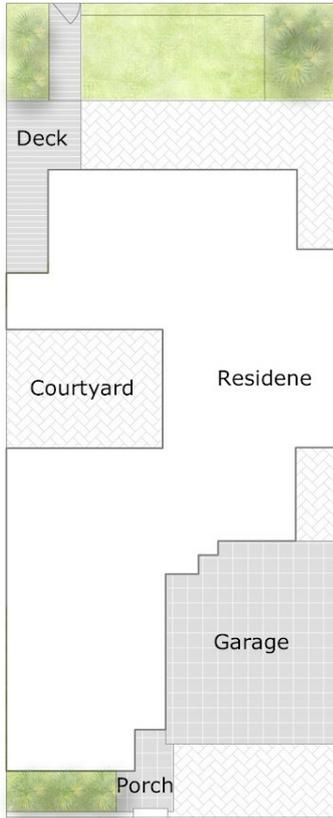
3 BED | 3 BATH | 2 CAR

PRICE:  
\$1,750 per week

OPEN FOR INSPECTION:  
N/A



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Shore Property



**Approximate Areas:**

|              |                    |
|--------------|--------------------|
| Ground Floor | 176 m <sup>2</sup> |
| First Floor  | 107 m <sup>2</sup> |
| Garage       | 40 m <sup>2</sup>  |
| Porch        | 5 m <sup>2</sup>   |

**Total 328 m<sup>2</sup>**



**18 Omaroo Tce, City Beach WA 6015**

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