



**SOLD**

## OCEANFRONT IN THE PARKS DISTRICT | COOL HOME OR REDEVELOPMENT OPPORTUNITY

Mediterranean Oasis  
Oceanfront In The Parks District  
Cool Home or Redevelopment Opportunity  
with 2 Street Frontages

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

Smack bang in the heart of the waterfront strip, in The Parks District City Beach, this home enjoys 180° views of the sweeping sea scape, ocean and dunes.

The huge landholding enjoys two street frontage from Chipping Road to the West, and Talgarth Way to the East, giving you so many amazing redevelopment options and the ability to have garaging at the rear so that all of your precious ocean view frontage can be saved for wonderful living space and views.

Privately protected behind a solid limestone perimeter wall, your pool and gardens are a tranquil, weather protected oasis footsteps from the sea 's edge from where you can enjoy a resort-style pool and cabana experience over barbecues and get-togethers with family and friends.

The home itself is straight out of cool California! Sun-bleached white walls and terracotta tiles combine with Spanish architectural influence to create a classic West Coast beachside home.

Internally ironstone face brick, and solid native Jarrah hardwood timber cabinetry and joinery gives the home and atmospheric, earthy integrity and high-quality sense of warmth and charm.

Two separate living areas and separate wings for adults and kids sleeping, provide wonderful floor plan separation for harmonious family living.

Palm trees and frangipanis adorn your front and rear courtyards as do mature citrus and potted herbs.

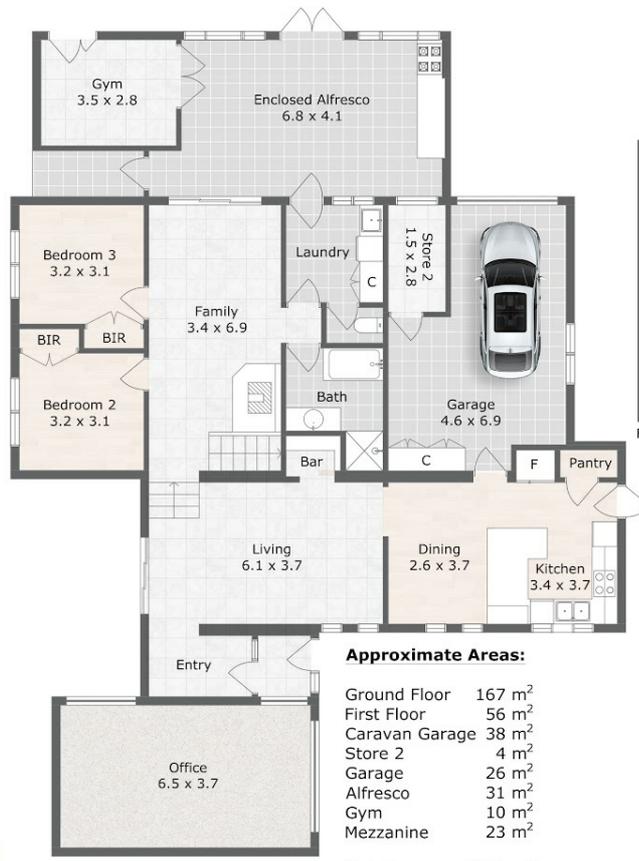
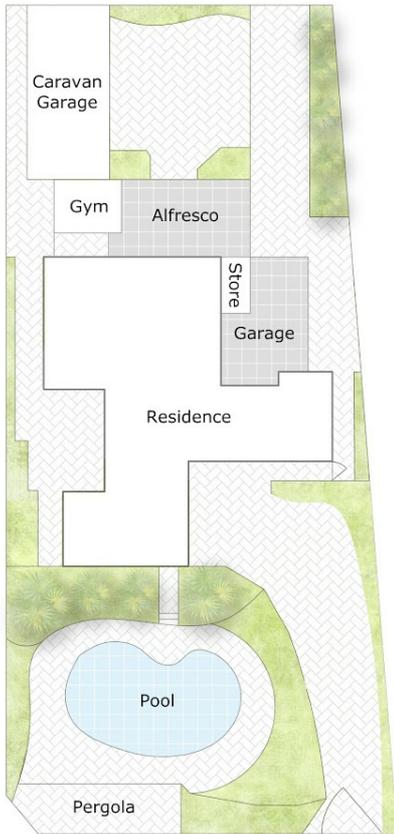
**3 BED | 2 BATH | 2 CAR**

PRICE:  
**\$4,200,000**

OPEN FOR INSPECTION:  
N/A



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Shore Property



FIRST FLOOR



**Approximate Areas:**

|                |                    |
|----------------|--------------------|
| Ground Floor   | 167 m <sup>2</sup> |
| First Floor    | 56 m <sup>2</sup>  |
| Caravan Garage | 38 m <sup>2</sup>  |
| Store 2        | 4 m <sup>2</sup>   |
| Garage         | 26 m <sup>2</sup>  |
| Alfresco       | 31 m <sup>2</sup>  |
| Gym            | 10 m <sup>2</sup>  |
| Mezzanine      | 23 m <sup>2</sup>  |

**Total 355 m<sup>2</sup>**

GROUND FLOOR



**68 Chipping Road City Beach, WA 6015**

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