

**SOLD**

## “THE GALLERY” BY ARCHITECT RICHARD LONGLEY

“The Gallery” By Architect Richard Longley  
Bespoke Single Level “Future Proofed” Design  
Hilltop Location Looking North Over Parkland

Shore | Countdown  
Absolutely all offers presented by 5pm Wednesday November 26th.  
(Seller reserves the right to sell prior). WILL BE SOLD.

Sitting high on an architecturally landscaped granite escarpment, this bespoke Richard Longley Architect designed home, is all about lavish and luxurious single level living, and has even been “future proofed”, so you can move once and enjoy longevity of tenure here.

This is a home of refined elegance and sophistication. Built to accommodate a diverse range of interests most notably home design, art, reading, collectables, gardens (with winding rock paths to entertain children) entertaining and of course family. Spaces to read, spaces to study, beautiful gardens which are framed by windows in every room. With lots of light and openings to let the sea breeze in. During Covid it was even an entertainment venue with owners holding a neighbourhood picnic and concert on the front lawn - hiring an opera singer to entertain the community.

Soaring 5m+ ceilings reach for the sky. Architectural, industrial steel windows frame the treetops and views and invite the outdoors to your internal living experience.

An elevation and view of the parks - the kitchen gallery window and side verandah is like the helm of a ship. It gets the sunrises and commands a view of the street park and golf course. There is always something happening and something to watch.

High, arched rooftops create environmentally passive design.

Banks of windows facing Northeast trap warm sunshine and heat the home in the winter.

Electric opening ceiling windows release any unwanted heat via convection in the summertime.

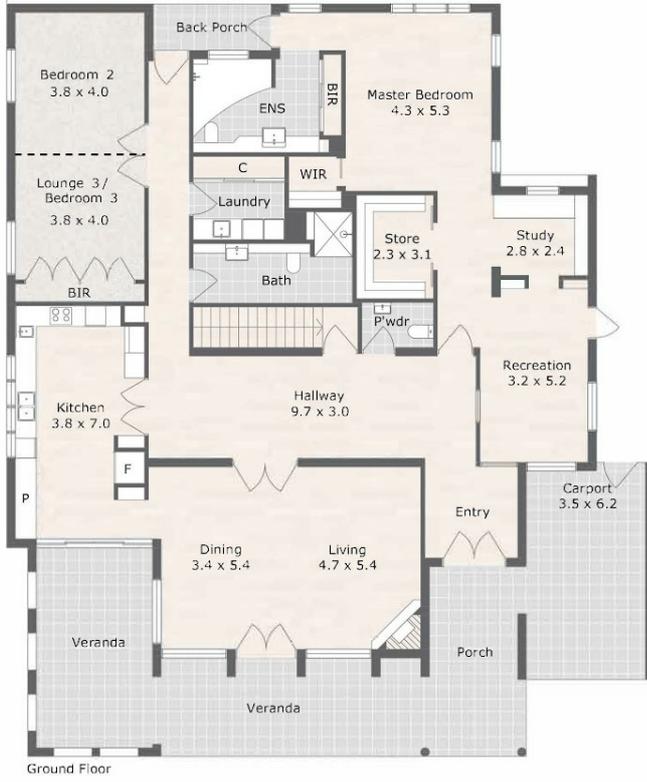
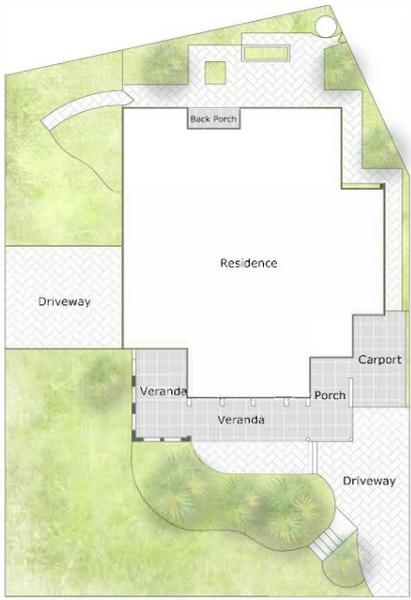
**3 BED | 2 BATH | 3 CAR**

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

OPEN FOR INSPECTION:  
N/A

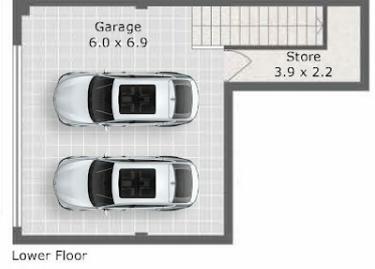


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Shore Property



**Approximate Areas:**

Ground Floor	292 m <sup>2</sup>
Lower Floor	60 m <sup>2</sup>
Back Porch	9 m <sup>2</sup>
Veranda	45 m <sup>2</sup>
Carport	22 m <sup>2</sup>
Porch	16 m <sup>2</sup>
<b>Total</b>	<b>444 m<sup>2</sup></b>



**7 Tilton Tce, City Beach WA 6015**



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