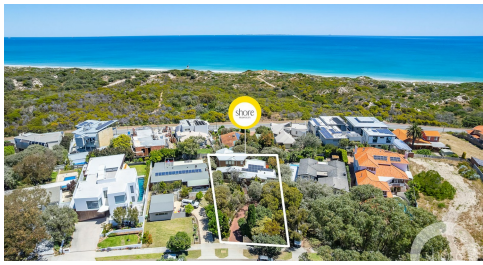
106 BRANKSOME GARDENS, CITY BEACH, WA, 6015









SOLD

MARGARET RIVER VIBES ON PERTH CENTRAL BEACHES

Margaret River Vibes on Perth Central Beaches
Fantastic Ocean Views From Hilltop Peppermint Grove
Generous Family Home of Timber Glass and Stone

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

Only one house from the waters edge, and perched high on the hill and towering over the oceanfront homes on Challenger Parade in the foreground this home enjoys mesmerising views from under it's hilltop peppermint grove, and makes me think of Prevelly in Margaret River.

The interesting and organic architectural home reaches from its manicured coastal quarter acre lawns and gardens into the tree canopy to embrace the ocean views to the west and the Bold Park sunrises to the east.

Atmospheric use of timber, stone floors, earthen kiln-brick and glass, give texture and context relevant to its dune-top location at the southern "Cottesloe End" of South City Beach.

Timber decks wrap around the house providing interconnectivity between indoors life and the natural elements and to intertwine your daily experience with the treetop birdsong surrounding the home. They also provide all-weather, North facing alfresco entertaining bathed in winter sun and protected by prevailing summer Southwesterlies.

The huge 986SQM landholding is almost right on the traditional "quarter acre" and is a rarity in South City Beach.

There is a 2-3 car garage as well as additional rear carport. Under the house are cavernous limestone store rooms & wine cellar. Private rear lawns and gardens for kids to play complete the picture of this glorious lifestyle residence that you are unlikely to find elsewhere.

If you've got a budget for a Perth City residence and a Southwest holiday home, or have ever

4 BED | 2 BATH | 2 CAR

PRICE:
$4,000,000

OPEN FOR INSPECTION:
N/A



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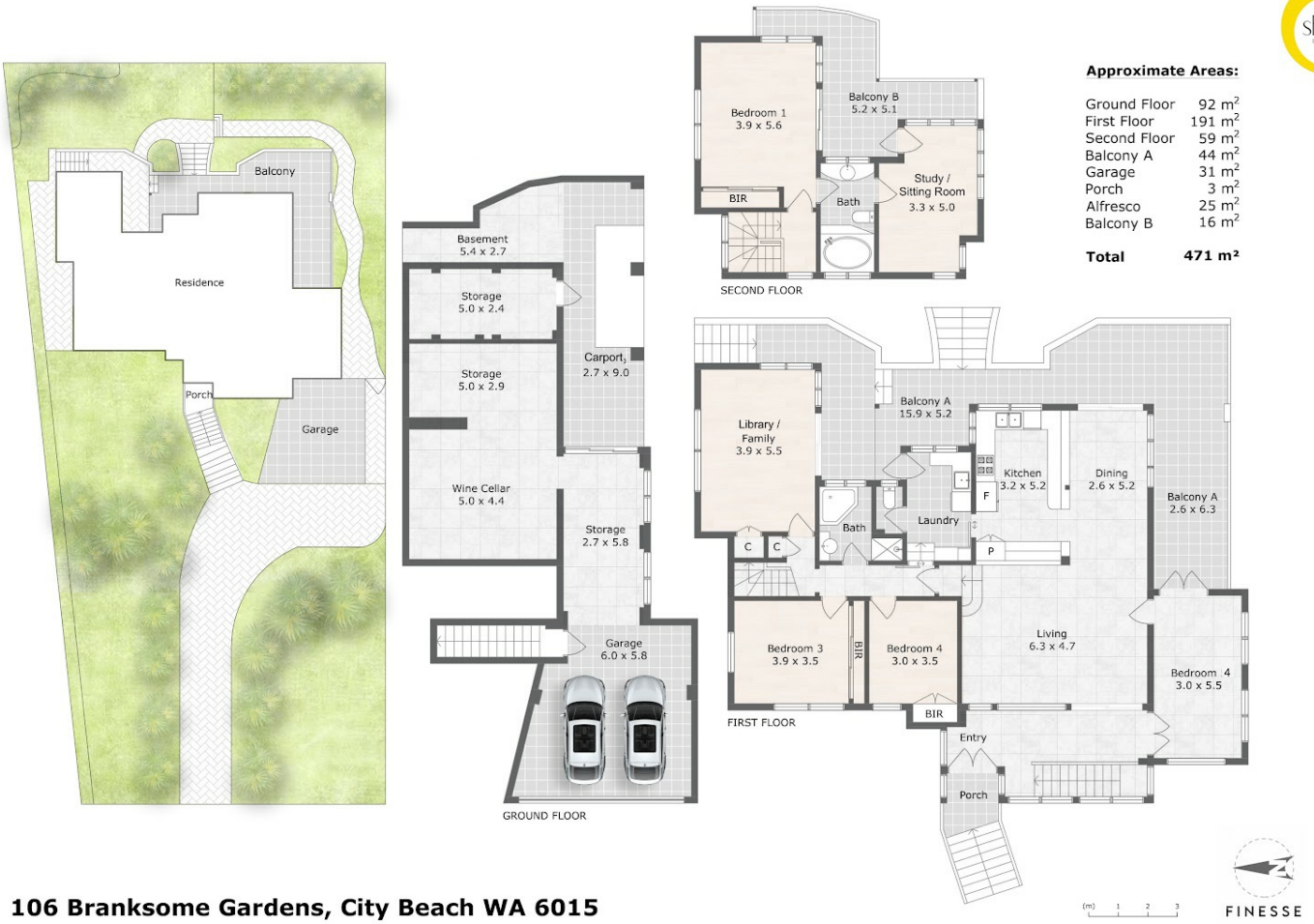
Shore Property



Approximate Areas:

Ground Floor	92 m²
First Floor	191 m²
Second Floor	59 m²
Balcony A	44 m²
Garage	31 m²
Porch	3 m²
Alfresco	25 m²
Balcony B	16 m²
Total	**471 m²**

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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.

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