



FOR SALE

OCEAN MIA LIFESTYLER | OPPOSITE MT KENNETH RESERVE

Ocean Mia "Lock & Leave" Lifestyler
Walk to Village, Golf, Pool, Bush Trails, Cafes, Restaurants
Overlooking Mt Kenneth Reserve
Ground Floor Master Suite & Main Living

Shore | By Negotiation Mid \$2M's

A low maintenance City Beach lock and leave lifestyler, with a wide-open sense of space.

Opposite the Mt Kenneth reserve enjoying 180 degree hilltop and reserve outlook, this is the most whisper quiet and elevated location in all of Ocean Mia, enjoying solitude, treetops, and birdsong.

Walk to everything; The Bold Park bush trails begin opposite. The Bold Park Aquatic Centre, Wembley Golf Course, 300 Acres restaurant and all the amazing family dining and café options of The Empire Village including the 24 hour gourmet grocer are all only footsteps away making this one of the suburbs most delightfully walkable locations!

The home itself is contemporary and offers an amazing design for such a low maintenance, easy care, green title lot.

The 180 degree reserve outlook gives a serene sense of space and privacy rarely available in a downsize home.

The kitchen bench-tops connect almost unbroken with those in the laundry creating a seamless link interconnecting both rooms so that the laundry has the ability to take on a scullery type role if required. Both rooms have workspaces with magnificent light flooded aspect over the breathtaking green space opposite and you can just feel how nice it would be to hang out in them.

Exquisitely designed for family separation, all of the kid's bedrooms and living are upstairs.

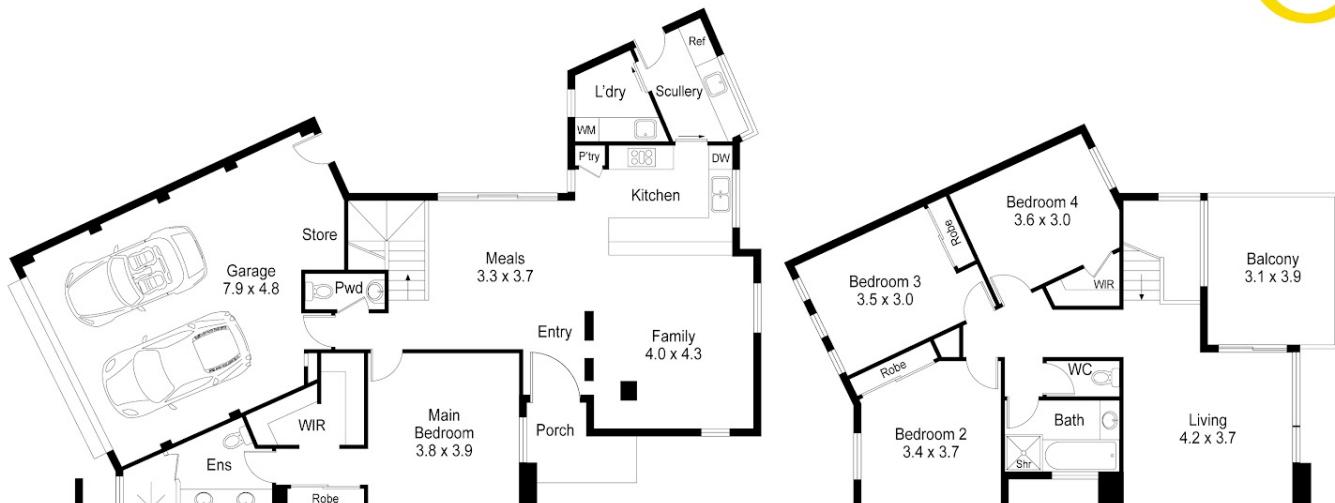
4 BED | 3 BATH | 2 CAR

PRICE:
Shore | By Negotiation Mid \$2M's

OPEN FOR INSPECTION:
N/A



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Shore Property



GROUND FLOOR

UPPER FLOOR

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Finesse Property Photography gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Approximate Areas :

Ground Floor :	106.45m ²
Upper Floor :	87.31m ²
Garage :	36.80m ²
Store :	5.49m ²
Courtyard :	25.25m ²
Balcony :	12.68m ²
Porch :	4.32m ²
Total :	278.29m ²

18 Alkoomie Terrace, City Beach

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.