



# FOR SALE

## PALM TREES, POOL & BACKYARD OASIS | HILLSIDE POSITION WITH SWEEPING OCEAN VIEWS

Palm Trees, Pool & Backyard Oasis

Hillside Position with Sweeping Ocean Views

Architect Own Home by Hobbs Winning

Shore | By Negotiation \$4M's  
Currently Negotiating So Be Quick!  
WILL BE SOLD.

Privately positioned on an elevated coastal site, this remarkable residence was originally designed and held as the personal home of Colin Nicholas, partner at Hobbs Winning. It presents a rare opportunity to secure a home of genuine architectural provenance in one of City Beach's most tightly held hillside locations.

Spanning three levels, the home reflects the confidence and creativity of its era, while thoughtful recent renovations and modernisations have created a highly functional, contemporary environment — a home that can be comfortably enjoyed immediately.

The design fully embraces its elevated position, with sweeping ocean-view balconies extending from the primary living areas and bedrooms, capturing majestic Indian Ocean views and drawing the outlook into almost every internal space.

Living zones are well considered, offering both separation and connection. The formal lounge retains its original marble flooring — a subtle but important nod to the home's architectural heritage — while other areas have been updated to align with modern living.

Outdoors, the property reveals a north-east facing pool and alfresco — sun-drenched in winter and protected from prevailing south-westerlies — creating a private, sheltered setting that is effortlessly usable across almost every season.

5 BED | 3 BATH | 2 CAR

PRICE:  
Shore | By Negotiation \$4M's

OPEN FOR INSPECTION:  
Jun 20 at 10:00am - 10:30am



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Shore Property



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**FINESSE**

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