



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 - Hobbs Winning (Circa 1971)

Shore | Countdown

Absolutely all offers presented by 5pm Wednesday May 27. (Seller reserves the right to sell prior).

WILL BE SOLD.

Privately positioned on an elevated coastal site, this remarkable residence — constructed circa 1971 — 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

5 BED | 3 BATH | 2 CAR

PRICE:

Shore | Countdown All Offers by May 27

OPEN FOR INSPECTION:

May 16 at 12:15pm - 12:45pm



Scott Swingler

0403344649

scott@shore-property.com.au

Shore Property



4 Dorking Rd, City Beach WA 6015, AU



FINESSE

Care has been taken to ensure the accuracy of this floor/site plan, however all dimensions and areas should be considered as approximate. It has been produced as a guide for the purpose of the property sale or lease only. No credit is taken for the original building or landscape design. This floor plan/site plan design is subject to strict copyright and should not be reproduced, copied or altered without prior consent. The Agent, Vendor & Finesse Photography will not be held liable or responsible for any error, omission, misstatement or use of any data shown on this plan.

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.