



# FOR SALE

## ONE HOUSE FROM WATERS EDGE | GENEROUS TONY TOMIZZI LUXURY

One House From Waters Edge

Generous Tony Tomizzi Luxury

Perth City's Most Spectacular Coastal Home Precinct

Shore | By Negotiation

Perched atop one of the highest hills on Perth City's most central and sought after beachside street, Branksome Gardens, a future seaside lifestyle that is energising and alive awaits you here!

Built by one of Perth's most respected and revered luxury builders, Tony Tomizzi, this generous coastal residence offers just under 700m<sup>2</sup> of total living area and presents as new.

There is a lot of love here! The three levels of living serviced by an elevator, offer five bedrooms plus a study, four bathrooms plus a powder room, four separate living areas, a main kitchen, a butler's pantry, an outdoor kitchen, and a kitchenette in the kids wing. There is also a fully fitted out wine cellar, a triple undercroft garage, plus a large undercroft storeroom/workshop.

The living spaces and home design have a delightful mix of contemporary design and organic charm. High-end, high-quality, natural materials such as stone and timber, bring a welcome earthy integrity to such a premium contemporary home.

Ceiling height, rustic period doors (perhaps centuries old?) sourced from antique architectural salvage merchants on the subcontinent, greet you on entry, and heighten your senses to the fact that you're about to experience something less than ordinary.

A separate guest suite and home office/library are secluded in their own private wings either side of the central entrance hall.

An all-weather undercover alfresco area is open plan to the pool and gardens in one direction

5 BED | 4 BATH | 3 CAR

PRICE:

Shore | By Negotiation From  
\$6.995M

OPEN FOR INSPECTION:

May 23 at 10:45am - 11:15am

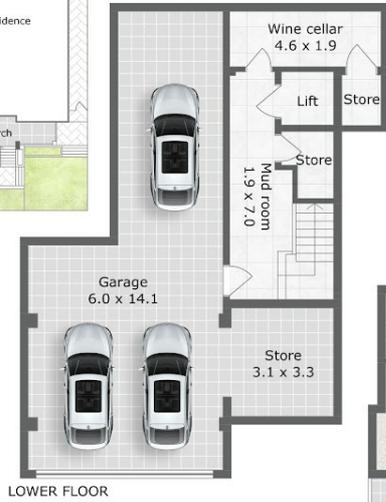
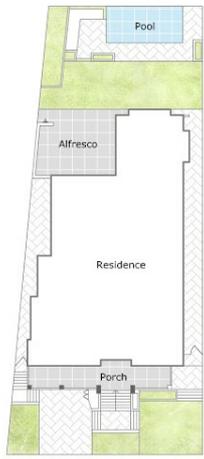


**Scott Swingler**

**0403344649**

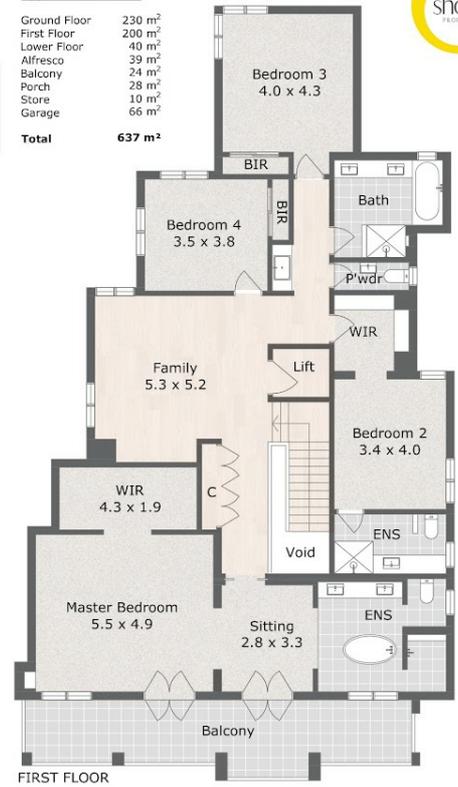
[scott@shore-property.com.au](mailto:scott@shore-property.com.au)

Shore Property



**Approximate Areas:**

Ground Floor	230 m <sup>2</sup>
First Floor	200 m <sup>2</sup>
Lower Floor	40 m <sup>2</sup>
Alfresco	39 m <sup>2</sup>
Balcony	24 m <sup>2</sup>
Porch	28 m <sup>2</sup>
Store	10 m <sup>2</sup>
Garage	66 m <sup>2</sup>
<b>Total</b>	<b>637 m<sup>2</sup></b>



**SOUTH CITY BEACH, 6015**

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