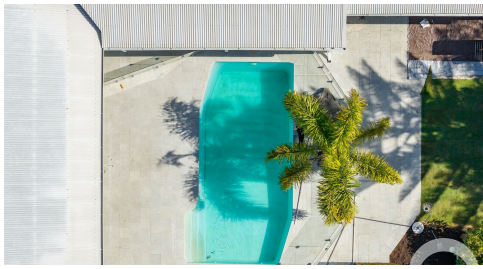
21 DAMPIER AVENUE, CITY BEACH, WA, 6015









SOLD

"THE BOATHOUSE"

"The Boathouse"

Large Private Landholding

Empire Village Precinct

Shore | Countdown
Absolutely all offers presented by 5pm Wednesday September 9th
(Seller reserves the right to sell prior). WILL BE SOLD.

Come and live by the beach!

Affectionately known as “The Boathouse”, there is an authenticity and warmth to this much-loved City Beach home which is becoming increasingly difficult to find, with its glorious coastal influences and soaring maritime ceilings.

Step through the front gate and the outside world immediately disappears.

Set privately behind its walled perimeter on a sprawling, level landholding, approaching the traditional quarter acre, this charming nautical-inspired family residence offers the best in relaxed, casual coastal living, only footsteps from Empire Village, neighbourhood parklands and a leisurely stroll from the sparkling waters of the Indian Ocean.

Coastal Norfolk Pines and palm trees in the foreground frame this generous family home which envelopes the huge private north facing pool-gardens with its iconic coastal weatherboards, soaring gabled rooftops and broad, cooling wrap around verandahs . Expenses of lush green lawn, an enticing sky-blue below-ground pool, and multiple alfresco lounging and entertaining spaces, including pondok combine to create a wonderfully private, family sanctuary, protected from the prevailing south-westerlies and bathed in warm winter sunshine which are sure to promote year-round outdoor enjoyment .

The home’s distinctive seaside character is evident from the moment you arrive. The soaring boathouse rooflines give a playful nod to the architecture within, where exposed beams and

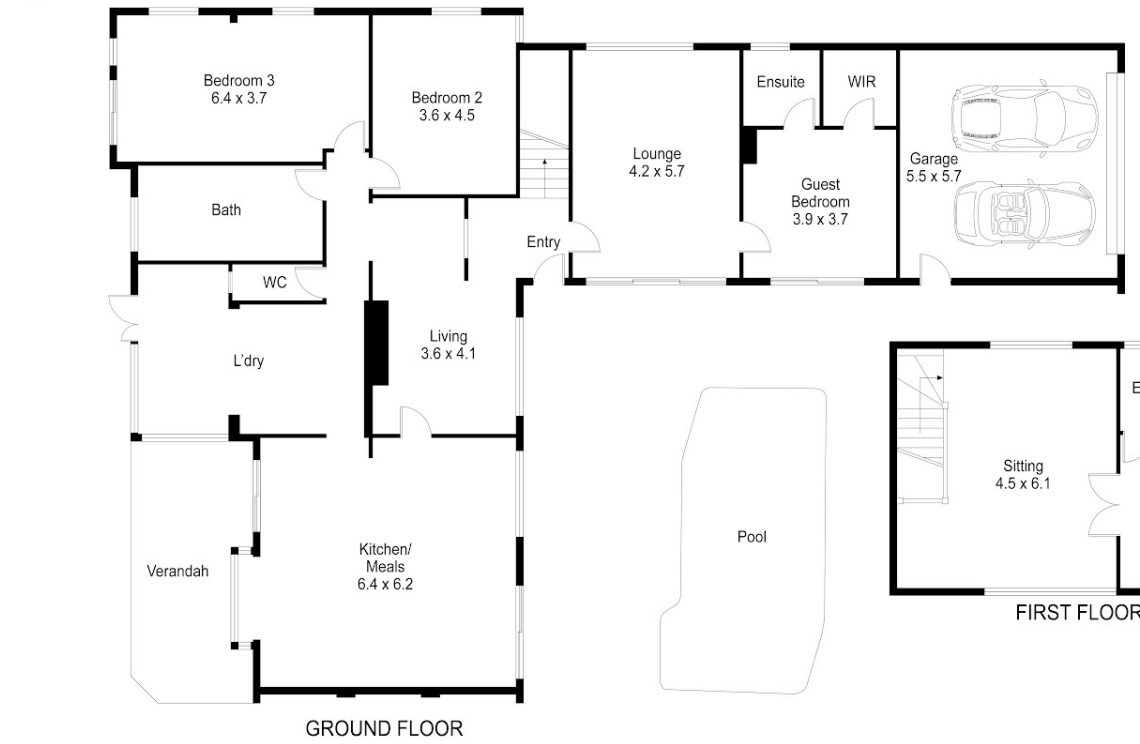
4 BED | 3 BATH | 2 CAR

PRICE:
$3,250,000

OPEN FOR INSPECTION:
N/A



Scott Swingler
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Shore Property



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 :

Living Area :	260.41m²
Garage :	31.34m²
Verandah :	18.75m²
Total :	**310.50m²**

21 Dampier Avenue, 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.

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