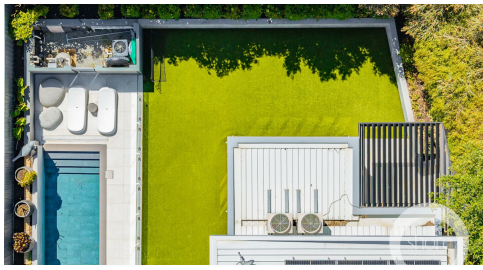
4 DUPONT AVENUE, CITY BEACH, WA, 6015









FOR SALE

OCEANSIDE OF THE VILLAGE | SUBSTANTIAL & SIGNIFICANT CONTEMPORARY RESIDENCE

Oceanside of The Village

Substantial & Significant Contemporary Residence

1017sqm of Floor Area Over Four Levels

Elevator, Lap Pool, Skyroof & Roof Garden, Ocean & Park Views

Shore | Countdown
Absolutely all offers presented by 5pm Wednesday November 25th
(Seller reserves the right to sell prior). WILL BE SOLD.

There are substantial homes. There are significant homes. And then there are those rare residences conceived on an altogether different scale, where architectural ambition, generous proportions and a remarkable coastal lifestyle come together in one extraordinary offering.

Welcome to 4 DuPont Avenue. Oceanside of Empire Village, in the heart of City Beach's much-loved Kapinara precinct.

From the street, a striking composition of crisp seaside whites and natural Toodyay stone takes its cues from the iconic City Beach seawall. Beyond the imposing entrance doors, a soaring lightwell, beautiful timber detailing and a central elevator introduce a home that unfolds over four remarkable levels, from the subterranean entertaining rooms to the rooftop entertaining terrace above, accessed via the Sky Roof.

The main living level is a celebration of space, sunshine and connection. Expansive family, lounge and dining rooms flow into one another, opening through walls of glass to sheltered alfresco terraces, a conservatory and a spectacular sun-drenched lap pool which wraps around the home's northern perimeter and forms a stunning focal point of your internal aspect. In summer, the living spaces open wide to the outdoors, protected from the prevailing south-westerlies. In winter, northern sunshine spills into the heart of the home. It is coastal living

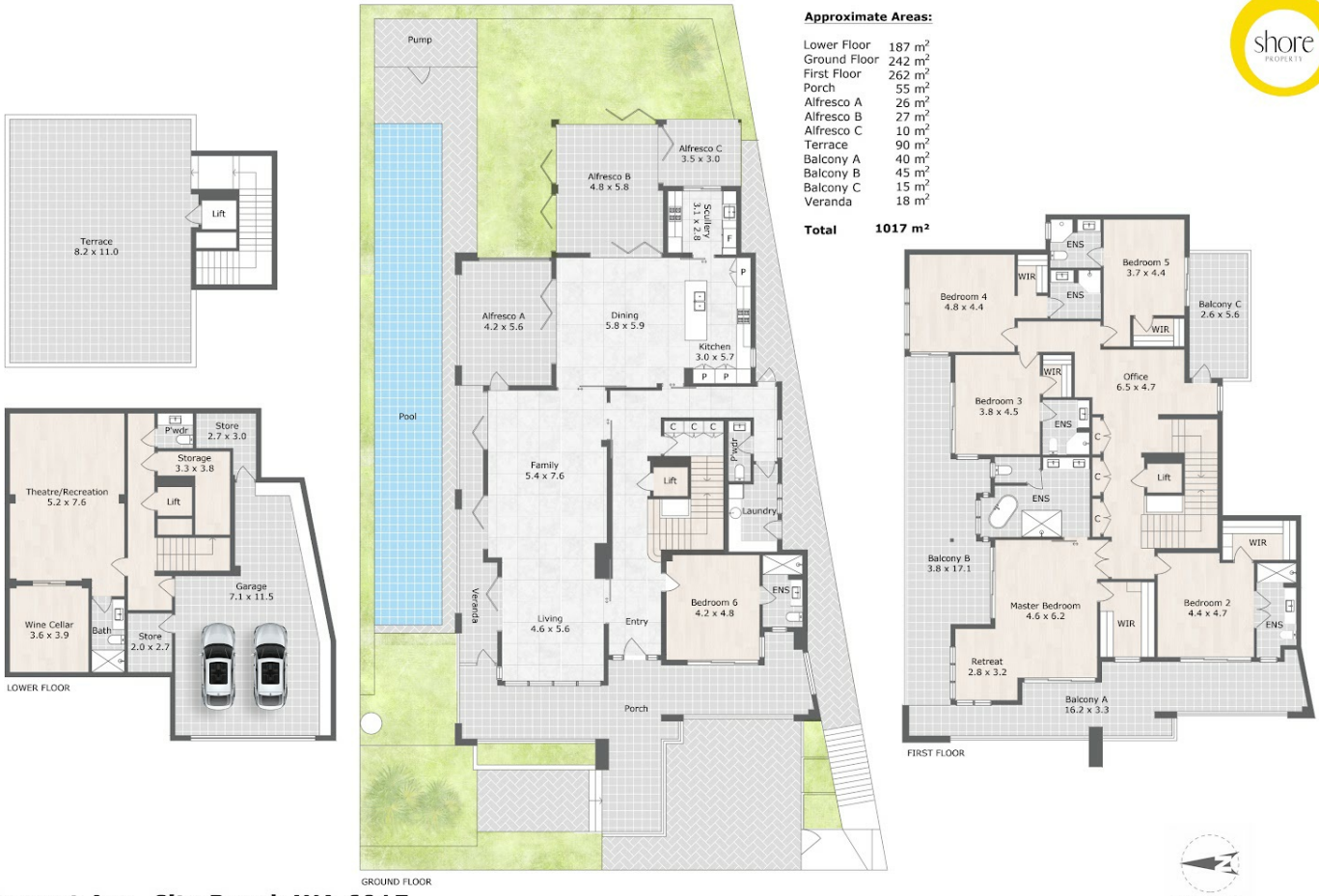
6 BED | 7 BATH | 3 CAR

PRICE:
Shore | Countdown All Offers By Nov 25

OPEN FOR INSPECTION:
Nov 7 at 1:00pm - 1:30pm



Scott Swingler
0403344649
scott@shore-property.com.au
Shore Property



Approximate Areas:

Lower Floor	187 m²
Ground Floor	242 m²
First Floor	262 m²
Porch	55 m²
Alfresco A	26 m²
Alfresco B	27 m²
Alfresco C	10 m²
Terrace	90 m²
Balcony A	40 m²
Balcony B	45 m²
Balcony C	15 m²
Veranda	18 m²
Total	**1017 m²**

4 Dupont Ave, City Beach WA 6015

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.

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Shore Property