

**21 Baramba Road, City Beach, WA 6015**

**DUET**

**House For Sale**

Saturday, 2 March 2024

21 Baramba Road, City Beach, WA 6015

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1057 m2**

**Type: House**



Greg Williams

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## Low \$4m's

**THE FEATURES YOU WILL LOVE** This stylish architectural residence of grand proportions occupies a whopping 1057m<sup>2</sup> of prime, ocean view land, just two houses from the waterfront in the Kapinara Precinct. Soaring, double height ceilings and full height windows frame large, light filled, living areas with an authentic, retro vibe. Multiple alfresco entertaining options overlook a sparkling saltwater swimming pool. A massive main bedroom wing features a sensational spa and wrap around balcony with horizon wide ocean views. An atmospheric Wine Cellar with rustic limestone and timber elements speaks of a life filled with laughter in the company of family and friends.

**THE LIFESTYLE YOU WILL LIVE** Perfectly positioned close to the apex of Chipping Road, where locals take their morning walk beside the dunes and the shimmering blue sea, the property is just 400m from the beach track, 500m from Kapinara Primary and a short walk from the vibrant, social, heart of the suburb at Empire Village. Surrounded by mature trees, acres of parkland and some of our finest schools, this is a place where childhood memories are made and lifelong friendships are forged. Property owners here tend to stay for generations. Cocooned by natural beauty, there is nowhere they would rather be.

**THE DETAILS YOU WILL NEED** Town of Cambridge Rates: \$4,005.72 per annum Water Corporation Rates: \$2,478.78 per annum Land Area: 1,057m<sup>2</sup> Build Area: 625m<sup>2</sup> Zoning: Residential R12.5 (Single residential)