

**27 Talgarth Way, City Beach, WA 6015**

**House For Sale**

Wednesday, 3 April 2024

**DUET**

27 Talgarth Way, City Beach, WA 6015

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 931 m2**

**Type: House**



Greg Williams

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## PARKSIDE WITH SEA VIEWS

Offers by 4pm, April 22, 2024  
The Seller reserves the right to accept an Offer prior to the closing date.  
The property is being sold in 'As Is' Condition (Deceased Estate Sale).  
**THE FEATURES YOU WILL LOVE**  
This charming, character residence on a prime parcel of City Beach land is to be sold for the first time in more than 53 years - what an opportunity!  
A large, relatively level, 931m<sup>2</sup> landholding with excellent ocean view potential, backing directly onto parkland only two houses from the beach. Land value opportunities of this calibre are becoming scarce and highly sought after. The quality of surrounding homes highlighting the stature in which this location is held, with a string of large, architectural builds taking advantage of this rare 'park and sea' setting. There are several options here. To landbank in a rising market, with strong population growth and low vacancy rates, or to renovate the existing residence and unlock its authentic charm. For some, though, the temptation to put their own stamp on the impressive architectural streetscape of Talgarth Way will be too compelling, and worthy of a build for the next generation and beyond.  
**THE LIFESTYLE YOU WILL LIVE**  
The lifestyle enjoyed by the residents of the parkland precinct is the envy of many. Acres of parkland dotted with playgrounds, cricket nets, basketball, football and soccer goals - a dream location for children to grow and play upon some of the finest coastal land in Perth. A vibrant, outdoor community, where neighbours meet and mingle and children dash between each other's houses like it is Rottnest. Where the streets are lined with Peppermint trees and there is always someone walking to, or from, the whitest of beaches nearby. A masterpiece of urban design, the park network in this part of City Beach is linked to form a grass walkway between, and behind, streets to the beach crossing nearby. Kapinara and Holy Spirit Primary Schools and Empire Village are also within very easy reach.  
**THE DETAILS YOU WILL NEED**  
Town of Cambridge Rates: \$4,154.90 per annum  
Water Corporation Rates: \$1,849.86 per annum  
Land Area: 931m<sup>2</sup>  
House Area: 256m<sup>2</sup>