

**29 Launceston Avenue, City Beach, WA 6015**



**Sold House**

Monday, 4 September 2023

29 Launceston Avenue, City Beach, WA 6015

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 870 m2**

**Type: House**



Scott Swingler

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## Contact agent

SOUTH CITY BEACH IMMACULATE SEASIDE COTTAGE + GARDEN STUDIO LARGE MANICURED GARDEN Only 250 homes exist, nestled in the dunes, oceanside of the highway in South City Beach. This residential precinct is the closest beach in Perth to the heart of Perth City and the St Georges Terrace engine room of the Western Australian economy and is cocooned against the shoreline by the wonderful interconnected green reserves of Swanbourne SAS Reserve, Cottesloe Golf Club, Bold Park Bush Reserve and the iconic network of City Beach oceanfront football ovals. There is daylight between the South City residential enclave and the next closest houses to the City Beach beachfront. This immaculate home is your best chance to move in, unpack your bags and start living the amazing South City Beach lifestyle today! Swim in the Indian Ocean daily, you're so close you will even have time when you are running late for your first appointment! Walk through the underpass to the Bold Park Bushlands and get your back-to-nature fix in amongst virgin bushland and Tuart forest. While away some time on your sweeping private rear veranda overlooking the gorgeous mature gardens that are such a feature of this home. Should you ever need to extend this house this veranda would seem very suitable for enclosing for a sunroom/conservatory etc. Completely level itself and set amongst perfectly level landscaped European gardens this well designed light flooded mid 60's home has had an exquisite contemporary renovation such that everything is modern and up to date. You will love the way the dappled sunlight through the beautiful mature shade trees dances from the outdoors to uplift your indoor experience and brings such a delightful presence. Artists and "work from homers" will love the light flooded studio in the back corner of the garden. A wonderfully peaceful environment to energise the creative juices and generate some quality output. Stone feature walls, timber panel ceilings, golden hardwood floors, a slow combustion log fire (and reverse air) bring an intangible level of romance and ambiance to this home. The sellers have just installed a delightful brand new kitchen in fresh seaside whites to compliment the home's new colour palette. This combined with chic, modern bathrooms, laundry et al. add a contemporary level of sophistication and elegance that make you only too well aware that a life lived here would be a good one. Shore | Countdown Absolutely All Offers Presented By 5pm Wednesday May 24. (Seller reserves the right to sell prior). WILL BE SOLD