

# 4 Grasmere Avenue, City Beach, WA 6015

AREA SPECIALIST

## House For Sale

Friday, 14 June 2024

4 Grasmere Avenue, City Beach, WA 6015

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 926 m<sup>2</sup>

Type: House



Natalie Snooks

0419968884

## Area Specialist | All Offers by 2nd July

ALL OFFERS BY 5PM ON TUESDAY 2ND JULY 2024 (THE SELLERS RESERVE THE RIGHT TO ACCEPT AN OFFER WITHOUT NOTICE PRIOR TO THE CLOSING DATE) Discover the epitome of coastal living in this renovated family home offering a perfect blend of charming character and modern convenience. Situated on a large 926m<sup>2</sup> landholding, this property offers a unique blend of space, style and tranquility, making it an oasis of serenity. Nestled away from the street, this home offers unparalleled privacy while being conveniently close to essential amenities. You will be amazed at the space this home offers. The large open-plan kitchen, living and dining areas flow seamlessly into beautiful outdoor spaces both at the front and rear of the home. The modern kitchen features stone benchtops and quality appliances, and a servery to a protected outdoor area, perfect for entertaining. Enjoy cosy evenings in the large living and dining area with a gas log fire. The home is ideal for intergenerational living with two of the bedrooms having their own kitchenette, bathroom and separate external access. Working from home is a breeze with the choice of an office in the main house or completely separate and self-contained in the backyard. Convenience is key, and this property offers just that. The Empire Village Shopping Centre, Beecroft Park, Kapinara Primary School and the beach are all a short walk away. Everything you need is at your doorstep. Council Rates: \$3,873.35 per annum Water Rates: \$1,830.24 per annum For more information or to arrange a private inspection, please contact your Area Specialist, Natalie Snooks, on 0419 968 884 or [natalies@areaspecialist.com.au](mailto:natalies@areaspecialist.com.au)