

**56 Kinkuna Way, City Beach, WA 6015**

**AREA SPECIALIST**

**House For Sale**

Friday, 10 November 2023

56 Kinkuna Way, City Beach, WA 6015

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 959 m2**

**Type: House**



Natalie Snooks

0419968884

## Contact Agent

ALL OFFERS BY 5PM ON TUESDAY 28th NOVEMBER 2023 (THE SELLER RESERVES THE RIGHT TO ACCEPT AN OFFER WITHOUT NOTICE PRIOR TO THE CLOSING DATE) Positioned on a commanding elevated 959m<sup>2</sup> landholding on the corner of Chipping Road, this residence is a stand-out home in the suburb. With a vast north-facing frontage adjacent to bushland leading directly to the glorious beachfront, just imagine hearing the waves crashing through the dunes or enjoying a short stroll before you dive into the pristine Indian Ocean waters. No expense was spared in the construction of this L. Spiccia designed 4 bedroom, 3 bathroom masterpiece with breathtaking ocean views from many of the rooms plus 4 balconies where you can enjoy the endless sunsets. With dual access from both Chipping Road and Kinkuna Way, parking won't be a problem with plenty of additional space for a boat or caravan. The entry foyer is flanked on one side by an office with ocean views and with access to the double garage plus a huge separate storage room on the other side. The curved stairway with its handcrafted timber balustrade and dramatic void is a true showpiece leading to the upper levels. Teenagers will simply love the massive games room with a kitchenette which is big enough to accommodate a full-size billiard table. The living and dining rooms beyond have direct access to a private balcony which provides the perfect vantage point to look out over the sand dunes and the sparkling ocean below. The kitchen and meals area are adjacent to a huge family room which flows seamlessly to the protected rear pool and outdoor entertaining spaces. With free flowing indoor and outdoor living and entertaining areas, this home is well suited to gatherings with family and friends. The main bedroom with its own private balcony has knock out ocean views as do some of the other bedrooms. There's even a sauna off one of the bathrooms. This property is a lovely representation of a lifestyle you have always dreamed of in an enviable position. With picture perfect ocean views, endless sunsets to enjoy and the beach beckoning just a hop, skip and a jump away, life has never looked so good! Council Rates \$4,295.06 p.a. Water Rates \$2,235.95 p.a. 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)