

**6 Boscastle Avenue, City Beach, WA 6015**

**DUET**

**Sold House**

Monday, 11 September 2023

6 Boscastle Avenue, City Beach, WA 6015

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 809 m2**

**Type: House**

## Contact agent

**THE FEATURES YOU WILL LOVE** Just metres from the water's edge, this stylish property occupies a privileged position in the sought-after seaside village of south City Beach. Modern and stylish, with a relaxed and welcoming feel, Italian Oak floors flow through spacious, light filled, living and dining areas to an open plan kitchen in crisp, beachy whites. Dual glass sliding stackers revealing a wonderful alfresco, overlooking stunning gardens with a heated swimming pool, basking in the northern sun. Growing families will love the media room and convenient study nook, along with the separation enjoyed by the large main bedroom on the ground floor. The residence features three sparkling bathrooms, a powder room and double outdoor shower. There is garaging for 3 cars and rear roller door access for hardstand parking plus a 5kW solar electric system with Fronius inverter, ducted reverse cycle air-conditioning, a security alarm, integrated data cabling and fully landscaped gardens reticulated from a bore.

**THE LIFESTYLE YOU WILL LIVE** What an extraordinary opportunity. This is your chance to live near the water's edge, on a beautiful, tree lined street, where the air is alive with the sounds of the ocean nearby. Just a short stroll from the bustling waterfront restaurants, City Beach Tennis Club and the meandering walking trails of Bold Park are just moments away. Central to some of our finest schools and shopping precincts, it would be hard to imagine a better setting for family life.

**THE DETAILS YOU WILL NEED** Town of Cambridge Rates \$4,135.00 per annum (2022/23) Water Rates \$2,351.50 per annum (2022/23) Land Area: 809m<sup>2</sup> Build Area: 419m<sup>2</sup>