

**8 Dampier Avenue, City Beach, WA 6015**

**DUET**

**House For Sale**

Saturday, 18 November 2023

8 Dampier Avenue, City Beach, WA 6015

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 885 m2**

**Type: House**



Greg Williams

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## DECEASED ESTATE

ALL OFFERS TO BE PRESENTED BY 4PM (PERTH TIME) MONDAY DECEMBER 11, 2023. THE SELLER RESERVES THE RIGHT TO ACCEPT AN OFFER PRIOR TO THE CLOSING DATE. THE FEATURES YOU WILL LOVE Under the instructions of the executors, this much-loved family home is to be sold for the first time in 64 years. What an opportunity! The chance to buy a prime, 885m<sup>2</sup> central City Beach property at land value. With the vibrant cafes, restaurants, and shopping options of Empire Village at your fingertips, and an ideal northern orientation bathing the huge backyard and swimming pool in sunlight throughout the seasons, the existing residence is full of memories and potential. For many, though, the temptation to add to the ever-evolving architectural tapestry of Dampier Avenue will be too compelling, and worthy of a new build of distinction, for the next generation and beyond. THE LIFESTYLE YOU WILL LIVE Leafy central City Beach has an unmistakable air of authenticity which has always appealed to those who enjoy the outdoor life. With the beach, parks, Wembley Golf Course and Bold Park Aquatic Centre all nearby, there is always somewhere to chase the sun. In the Shenton College catchment area and with City Beach Primary School and a raft of excellent private schools within easy reach, this has been the location of choice for generations of City Beach locals. THE DETAILS YOU WILL NEED Town of Cambridge Rates: \$3394.75 p.a. (2023/24) Water Corporation Rates: \$1466.28 p.a. (2022/23) Land Area: 885m<sup>2</sup> Build Area: 165m<sup>2</sup> Zoning: Residential R12.5 (Single residential) PLEASE NOTE: THE PROPERTY IS SOLD IN "AS IS" CONDITION