



8 Gunee Rd, City Beach



Home Open Cancelled - UNDER OFFER

Nestled in an intimate and very-quiet street that is within easy walking distance of fantastic restaurants and the 24-hour IGA supermarket at the Empire Village Shopping Centre on The Boulevard, this sublime 4 bedroom 2 bathroom family home with an ultra-functional floor plan is naturally warm in winter, cool in the summer and also finds itself close to the excellent Wembley Golf Course and less than two kilometres away from both Floreat and City Beaches.

The highlight here is a magnificent flexibility in the layout that allows the main 3x1 house to be totally segregated from the one-bedroom one-bathroom with WIR studio-come-apartment despite both being perfectly positioned under the same roof. A beautifully-tiled open-plan family and dining area is where most of your casual time will be spent, just inches away from a breathtaking modern kitchen that will leave the resident chef salivating at the prospect of sparkling stone bench tops, a breakfast bar for quick meals, quality tap fittings, double sinks, glass splashbacks, an appliance nook and stainless-steel gas cooktop, oven, range-hood and dishwasher appliances.

A delightful rear patio deck off both the kitchen and main living space overlooks the shimmering approx.. 15-metre solar-heated swimming/lap pool down below. There are also two bonus outdoor areas for you to entertain from around the pool, including a tranquil courtyard and a lined poolside gazebo for relaxing and unwinding underneath.

The Floreat Surf Life Saving Club as well as fabulous sporting facilities can

4 2 4 794 m²

Price	SOLD
Property Type	Residential
Property ID	97
Land Area	794 m ²
Floor Area	218 m ²

Agent Details

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Office Details

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mortar+soul
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also be found nearby, whilst the property doubles as an outstanding school catchment area for the kids – falling within the City Beach Primary School, the International School of Western Australia, Shenton College and the Churchlands Senior High School intake zones.

Other features include, but are not limited to:

- A variety of wardrobes in the bedrooms – including walk-in and built-in robes to the master and an additional WIR to the guest 4th bedroom/studio at the rear
- Stunning main internal bathroom with floor-to-ceiling tiling and a double shower with feature rain head
- Second bathroom off the spacious studio 4th bedroom/living area with a bathtub, shower head and floor-to-ceiling tiling
- Outdoor access from master bedroom
- Space for a study nook/desk between the kitchen and dining areas
- Outdoor access from laundry
- Split-system air-conditioning to bedrooms and living areas, as well as the self-contained rear apartment/studio/4th bedroom under the same roof
- Gas heater to open-plan family/dining area, as well as an additional gas-bayonet points
- Quality Appliances including Ilve and Miele
- New paints and carpets throughout
- Feature ceiling cornices throughout
- Stylish light fittings
- Fully rewired throughout
- High-end appliances
- 16 rooftop solar-power panels (3.5kW system)
- Roller shutters on three windows for temperature control and security
- Feature entry door
- Outdoor shower
- Lush front lawns
- Low-maintenance gardens

Council Rates: Approx. \$3,300

Water Rates: Approx. \$1,390

Zoned R12.5

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