

**6 Lowanna Way, City Beach, WA, 6015**

**DUET**

**House For Sale**

Saturday, 16 November 2024

6 Lowanna Way, City Beach, WA, 6015

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Greg Williams

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## CITY BEACH SUPERBLOCK

INTERNAL PHOTOS COMING SOON

Offers by December 2, 2024 (4pm)

The Sellers Reserve the right to accept an Offer prior to the Closing Date without notice.

### THE FEATURES YOU WILL LOVE

With soaring ceilings and an abundance of natural light, this much-loved family home occupies 1186m<sup>2</sup> of prime, elevated land just metres from the water's edge in old central City Beach. So close that you can hear the waves breaking at night with the scenic boardwalk linking the two main swimming beaches and their restaurant precincts close to the end of your street. There are so many great options here. Deceptively large, with a bright, central kitchen, several spacious living areas, great separation and a family friendly floor plan - life here today is as comfortable and rewarding as ever. Or landbank this vast, blue-chip site and capitalise on the low vacancy rates in the rental market. For some though, the temptation to put their own stamp on the architectural tapestry of Lowanna Way will be too compelling, and worthy of a build for the next generation and beyond.

### THE LIFESTYLE YOU WILL LIVE

Old central City Beach is the area comprised of a small number of the suburb's oldest streets bordering Floreat Beach. With bigger blocks, taller trees and an undulating landscape, the area has an unmistakable air of authenticity that has led to it becoming some of the most sought-after coastal land in Perth. Property owners here tend to stay for generations. Cocooned by natural beauty, there is nowhere they would rather be. 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

Water Rates: \$2,006.76 per annum (Approx.)

Council Rates: \$4122.40 per annum (Approx.)

Build Area: 381m<sup>2</sup>

Land Area: 1186m<sup>2</sup>